

DISTINCTIVE  
HOMES  
by



Nicker Hill  
Keyworth, NG12 5ED



# Nicker Hill

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Set behind electric gates on the prestigious Nicker Hill The Paddock is an immaculate five-bedroom detached home offering over 7,200 sqft of luxury. Designed for modern family living, it features underfloor heating, a Corian and Oak staircase, Sonos sound system, CCTV, and an indoor swimming pool complex.

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Step into a majestic entrance hall, where the breathtaking Corian and oak staircase rises to a galleried landing, making a bold first impression. To one side, a refined formal dining room sets the scene for entertaining, with a cosy snug and an elegantly appointed home office completing the layout.

The heart of the home is the expansive open-plan kitchen and lounge, designed for everyday living and stylish entertaining. High-spec appliances, sleek cabinetry, and generous work surfaces flow naturally into the adjacent living room, perfect for both relaxed family evenings and larger social gatherings.

The ground floor also includes a remarkable indoor swimming pool suite, complete with changing room, shower room, and plant room, with seamless access to the outdoor space - providing a private wellness retreat year-round. A double garage, practical utility room, and ample storage complete this level.







The first floor accommodates five generous bedrooms, each thoughtfully designed for comfort. The master suite stands out with an en-suite bathroom, dressing room, and its own private balcony overlooking the grounds. Three further bedrooms all with ensuite bathrooms, ensuring practicality and comfort for the household. A highlight of this level is the expansive games room, which serves as a vibrant hub for leisure and entertainment - and could easily be converted into a flexible sixth bedroom as it has its own en-suite.

Ascending to the top floor reveals a quiet and private fifth bedroom, complete with its own en-suite, ideal for guests or as a serene home office or creative studio.

The Paddock sits within an impressive, secluded plot accessed via electric gates that open onto a sweeping driveway with extensive parking. Meticulously landscaped gardens offer striking outdoor spaces, while integrated CCTV ensures peace of mind. The home's smart Sonos sound system is pre-installed to the main reception areas, seamlessly combining entertainment and ambience.



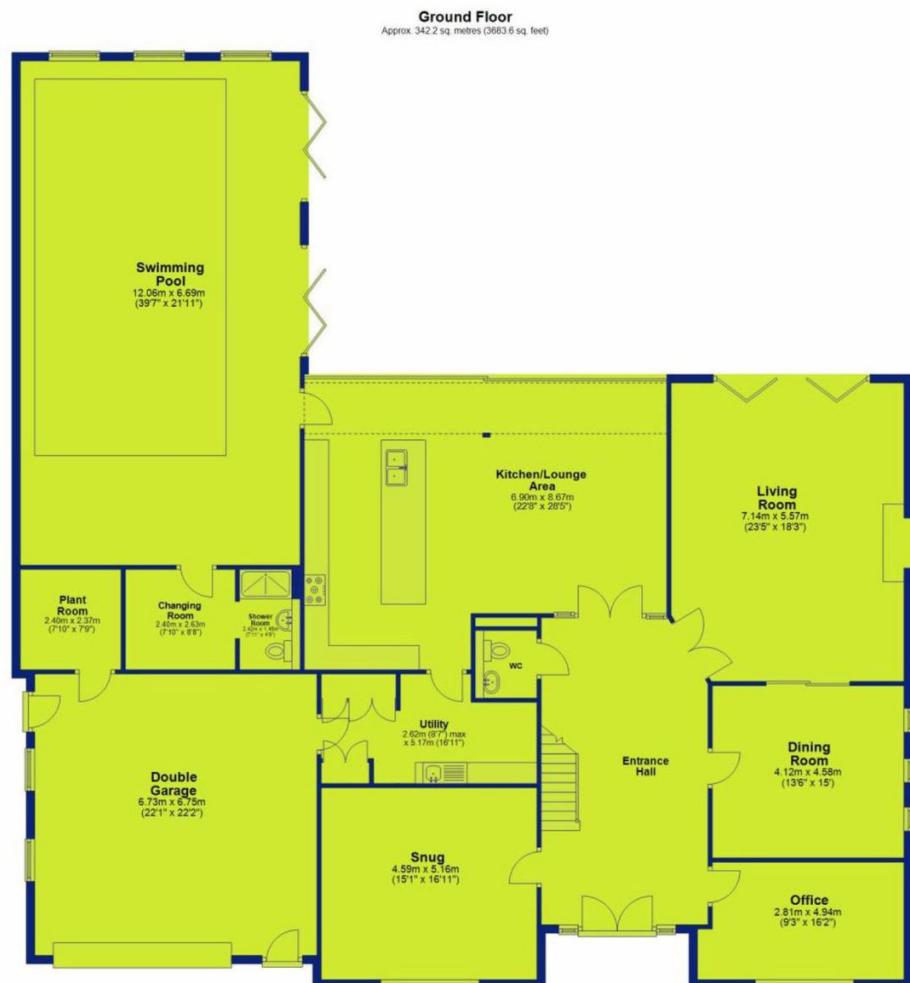
Located in one of South Nottinghamshire's most desirable villages, Keyworth offers rural charm, a strong community, good schools, and a wealth of everyday amenities. With fast connections to Nottingham city centre, the A52, and the M1, The Paddock enjoys both tranquillity and convenience. Nestled on the coveted Nicker Hill, the home provides exceptional privacy and prestige in a highly sought-after setting.











Total area: approx. 675.6 sq. metres (7271.8 sq. feet)







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## Interested in this home?

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