

DISTINCTIVE  
HOMES  
by



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8 Croft Road, Edwalton, NG12 4BW

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Nestled on the prestigious Croft Road, widely regarded as Edwalton's most coveted address and home to some of the East Midlands' most distinguished residences, 8 Croft Road represents the pinnacle of contemporary luxury living. This extraordinary three-storey eco home, spanning over 6,500 square feet of meticulously crafted living space, sits majestically on a substantial private plot enveloped by the natural beauty of established mature trees that provide both privacy and a stunning verdant backdrop.

The approach to this remarkable property immediately sets the tone for the exceptional experience that awaits within. Remote-controlled entrance and exit gates provide seamless access while maintaining the utmost security and privacy. This architectural masterpiece has been designed and constructed by the renowned West Bridgford-based O'Keeffe Luxury Homes, whose unwavering commitment to delivering aspirational homes of exceptional quality has earned them widespread recognition throughout the region. Their dedication to meticulous craftsmanship, combined with their sensitive approach to harmonizing luxury with the natural surroundings, was formally acknowledged when they received the prestigious 2019 Federation of Master Builders Award. O'Keeffe's reputation for consistently exceeding their clients' expectations while discretely incorporating luxury features that transform everyday living into extraordinary experiences is exemplified throughout every inch of this remarkable home.

Upon entering through the grand reception hall, visitors are immediately struck by the impressive scale and architectural drama of the space. The soaring vaulted ceiling creates an atmosphere of grandeur, while the galleried landing above, accessed via an elegant sweeping feature staircase, adds both visual interest and a sense of theatrical sophistication that sets the stage for the luxury that permeates throughout the entire residence.

The true heart of this exceptional home lies in the breathtaking open-plan kitchen, dining, and living area, strategically positioned at the rear of the property to maximize the stunning panoramic views across the beautifully established south-facing gardens. This magnificent space seamlessly blends culinary excellence with relaxed living, featuring an incredibly high-specification kitchen centered around a substantial island that serves as both a practical workspace and an elegant focal point for entertaining. The generous proportions allow for a large dining table that can accommodate intimate family meals or grand dinner parties, while the integrated lounge area provides the perfect setting for post-dinner relaxation while maintaining connection with the culinary and dining spaces.

The ground floor accommodation continues to impress with three additional reception rooms, each designed to serve distinct lifestyle needs. The spacious living room, positioned at the front of the property, offers a more formal entertaining space with its own unique character and ambiance. The impressive orangery creates a magnificent transition between indoor and outdoor living, flooding the space with natural light while providing year-round enjoyment of the garden views. A dedicated home office or snug provides the perfect retreat for work or quiet contemplation, reflecting the modern need for flexible living spaces that adapt to contemporary lifestyles.

Practical considerations have been seamlessly integrated without compromising the luxury aesthetic. The substantial integral double garage provides secure parking and storage, while a separate utility room ensures that the daily necessities of home management remain discretely housed away from the main living areas. A downstairs WC and cloakroom provide convenient guest facilities, while a dedicated plant room houses the sophisticated systems that maintain the home's comfort and efficiency.

The first floor is dominated by the magnificent master suite, a private sanctuary designed to provide the ultimate in luxury and comfort. His and hers dressing rooms ensure that personal storage and preparation needs are met with both practicality and elegance, while the luxurious en-suite bathroom creates a spa-like retreat within the privacy of the home. Four additional beautifully appointed double bedrooms on this floor, each with their own en-suite facilities, ensure that family members and guests alike enjoy the same high standards of comfort and privacy. The second floor extends the living experience with a further large bedroom that could serve multiple purposes, from guest accommodation to a teenager's private suite. A substantial games room provides dedicated entertainment space perfect for family recreation or hosting friends, while an additional snug or office offers yet another flexible space that can adapt to changing lifestyle needs.

The exterior grounds are as impressive as the interior accommodation, encompassing more than one-third of an acre of beautifully landscaped gardens and grounds. The south-facing aspect ensures maximum natural light throughout the day, while the established plantings provide both beauty and privacy. The fabulous garden building represents a significant additional amenity, constructed to full building regulation compliance and housing both a state-of-the-art golf simulator for year-round practice and entertainment, and a fully equipped gymnasium that eliminates the need for external fitness club memberships.

This exceptional property represents more than just a home; it embodies a lifestyle of luxury, comfort, and sophisticated living that few properties can match. From the moment one passes through the remote-controlled gates to the final detail of the garden facilities, every element has been carefully considered and expertly executed to create a residence that truly stands apart in one of the region's most prestigious locations.



## Accommodation & Amenities

- Located on prestigious Croft Road, Edwalton's most sought-after address featuring some of the East Midlands' most expensive homes, this exceptional three-storey eco home offers over 6,500 square feet of luxury living space on a substantial private plot surrounded by mature trees.
- Designed and built by award-winning O'Keeffe Luxury Homes, recipients of the 2019 Federation of Master Builders Award, renowned for their meticulous attention to detail and reputation for exceeding buyer expectations with discretely integrated luxury features.
- The impressive reception hall features a vaulted ceiling and galleried landing accessed via a sweeping feature staircase, creating a dramatic entrance that sets the tone for the luxury throughout.
- The heart of the home is an incredible open-plan kitchen, dining and living space positioned at the rear with stunning views across south-facing established gardens, featuring a high-specification kitchen with island and space for large-scale entertaining.
- Ground floor accommodation includes four reception rooms comprising a large front living room, impressive orangery, home office/snug, plus integral double garage, utility room, downstairs WC, cloakroom and plant room.
- The first floor master suite features his and hers dressing rooms and a luxurious en-suite bathroom, complemented by four additional beautifully appointed double bedrooms, each with their own en-suite facilities.
- The second floor provides a further large bedroom, substantial games room for family entertainment, and an additional snug/office, offering exceptional flexibility for modern family living.
- The property sits on grounds exceeding one-third of an acre of beautifully established south-facing gardens, providing both privacy and stunning natural beauty throughout the seasons.
- A fabulous garden building, fully compliant with building regulations, houses a state-of-the-art golf simulator and fully equipped gymnasium, eliminating the need for external club memberships.
- Remote-controlled entrance and exit gates provide seamless access while maintaining security and privacy, completing this exceptional property that represents the pinnacle of contemporary luxury living in one of Nottinghamshire's most prestigious locations.

**Ground Floor**  
Approx. 231.1 sq. metres (2487.5 sq. feet)



**First Floor**  
Approx. 191.3 sq. metres (2058.9 sq. feet)



Total area: approx. 616.3 sq. metres (6633.9 sq. feet)

**Second Floor**  
Approx. 121.4 sq. metres (1306.4 sq. feet)



**Outbuilding**  
Approx. 72.0 sq. metres (781.0 sq. feet)

