



Saxton Avenue,  
Woodhouse Park, Nottingham  
NG8 6BR

**Price Guide £600-625,000**

**Freehold**

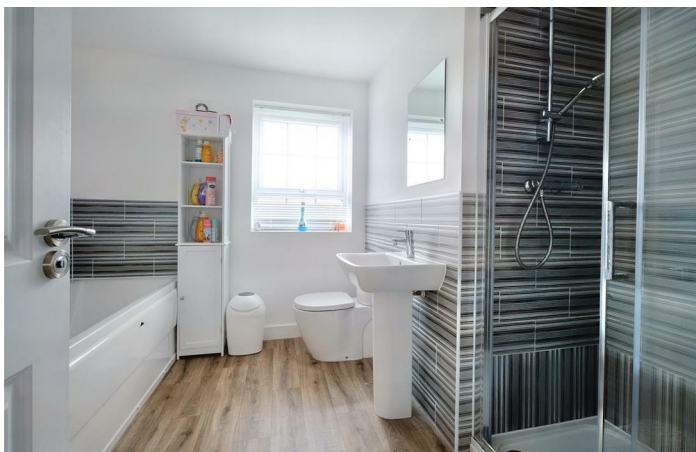


THIS IS AN IMPRESSIVE DOUBLE FRONTED DETACHED HOUSE WHICH HAS FIVE DOUBLE BEDROOM ACCOMMODATION ARRANGED ON THREE FLOORS.

Robert Ellis are pleased to be instructed to market this substantial detached property which is situated on the edge of open countryside and is well placed for easy access onto junction 26 of the M1, to Nottingham city centre and via the ring road to the QMC, City hospital, Nottingham University and to other suburbs of Nottingham. The property was originally built in 2017 by David Wilson Homes and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take an internal inspection so they can see the whole property for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the spacious accommodation derives all the benefits of gas central heating and double glazing throughout and being a new property will be highly insulated which will help to keep energy costs down to a minimum. The property is accessed via an open porch and through a stylish composite front door into a spacious reception hallway which has a ground floor w.c. off and stairs leading to the first floor and doors to the main lounge/sitting room, a study/play room and there are double doors into the dining/living kitchen which runs across the rear of the property. The kitchen area within this large living space is exclusively fitted with cream finished units and granite work surfaces and includes several integrated appliances with the sitting area having a media wall and there are two sets of French doors with side panels and fitted blinds leading out to the rear garden. The utility room is accessed from the kitchen and also has a door leading out to the side of the house and this is also fitted with cream gloss units and granite work surfaces. To the first floor the landing leads to the main bedroom which has a range of quality fitted wardrobes, a dressing area which has three double wardrobes extending along one wall and there is a full bathroom en-suite with a separate shower as well as a bath. There are two further double bedrooms on the first floor and the main family bathroom, which again has a separate shower and bath. There are two further large double bedrooms to the second floor and a bathroom which can be accessed from the landing and the larger bedroom on the second floor. Outside there is a detached brick double garage to the left of the property which has a drive to the left of the house which provides off road parking for several vehicles, a garden area in front of the house with box hedging and the main gardens are at the rear where there is a patio leading onto a large lawned garden which has fencing to the boundaries.

The property is within easy reach of various shopping facilities found along Nuthall Road and is also within easy reach of various supermarkets found in Strelley, Bulwell and Wollaton, there are schools for all ages, healthcare and sports facilities which include several local golf courses, there are walks in the open picturesque countryside which is literally on the doorstep of the property and as well as J26 of the M1, the transport links include stations at Nottingham and East Midlands Parkway, East Midlands Airport and various main roads provide access to the Ring Road and suburbs around Nottingham as well as the city centre, with Leicester, Derby, Sheffield and other towns being easily accessed via the M1.



## Porch

Open porch with an outside light and a panelled composite door with opaque double glazed side panels to either side and above leading to:

## Reception Hall

Stairs with understairs cupboard and balustrade leading to the first floor, feature vertical radiator and Kardean flooring which extends cross all of the ground floor living accommodation.

## Ground Floor w.c.

Having a low flush w.c. and a hand basin with mixer tap, tiling to the walls, tiled flooring, radiator and an extractor fan.

## Lounge/Sitting Room

17'2 x 13'10 approx (5.23m x 4.22m approx)

Two double glazed windows to the front, Kardean style flooring, two radiators, aerial and power points for a wall mounted TV and double doors with inset glazed panels leading into the dining/living kitchen.

## Study/Play Room

11'10 x 8'3 approx (3.61m x 2.51m approx)

Two double glazed windows to the front, radiator and Kardean style flooring.

## Living/Dining Kitchen

34'7 x 12'3 reducing to 9'10 approx (10.54m x 3.73m reducing to 3.00m approx)

The kitchen area within this large open plan space has cream gloss fronted units with stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with a mixer tap set in a granite work surface which extends to two sides with an integrated dishwasher, cupboards and drawers under, matching eye level wall cupboards, hood and back plate to the cooking area, double oven with cupboards above and below, island with wood grain effect surface with seating for four people, having three large storage cupboards beneath, two double glazed windows to the rear, recessed lighting to the ceiling, Kardean style flooring which extends into the living/dining area, TV point in the dining area and double glazed double opening French doors with fitted blinds leading out to the rear garden.

The sitting area within this large open plan room has a media wall with aerial and power points for a wall mounted TV and four display recesses with lighting, double opening double glazed French doors with matching side panels and fitted blinds leading out to the rear garden, feature vertical radiator, Kardean style flooring and double opening doors with inset glazed panels leading into the lounge/sitting room.

## Utility Room

8'2 x 5'6 approx (2.49m x 1.68m approx)

The utility room is fitted with the same units and granite work surfaces as the kitchen and has a granite work surface extending to two sides with cupboards and space for both a tumble dryer and automatic washing machine below, boiler housed in a matching eye level wall cupboard, Kardean style flooring, half double glazed door leading out to the side of the property, radiator and an air extractor unit.

## First Floor Landing

Double glazed window to the front, large hot water storage tank housed in an airing/storage cupboard, the balustrade continues from the stairs onto the landing, radiator, stairs to the second floor and a second built-in storage cupboard.

## Bedroom 1

16'7 x 12'7 approx (5.05m x 3.84m approx)

Two double glazed windows to the front, radiator and a range of quality wardrobes extending along one wall with sliding doors, two of which are mirrored and the wardrobes have fitted shelves, drawers and hanging space.

## Dressing Area

Double glazed window to the rear, three double built-in wardrobes and a radiator.

## En-Suite Bathroom

The en-suite to the main bedroom has a white suite including a panelled bath with mixer tap and tiling to three walls, large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, low flush w.c., wash hand basin with a mixer tap, tiling to the walls by the sink and w.c., ladder towel radiator, Kardean style flooring, opaque double glazed window and mirror to the wall by the sink position.

## Bedroom 2

12'6 x 12' approx (3.81m x 3.66m approx)

Two double glazed windows to the front, radiator and a recess for a wardrobe.

## Bedroom 3

11'6 x 12'4 plus recess approx (3.51m x 3.76m plus recess approx)

Two double glazed windows to the rear, radiator and recess for wardrobes.

## Bathroom

The main bathroom has a white suite including a panelled bath with mixer tap and tiling to three walls, large separate shower with a mains flow shower system, tiling to three walls and a sliding glazed door with a protective screen, pedestal wash hand basin and low flush w.c., walls tiled to the sink and w.c. areas, opaque double glazed window, ladder towel radiator, Kardean style flooring and mirror to the wall by the sink position.

## Second Floor Landing

There are doors from the second floor landing to the two bedrooms and a Jack and Jill style bathroom.

## Bedroom 4

17'3 x 16'8 approx (5.26m x 5.08m approx)

Dormer window to the front with two Velux style windows to the rear and two radiators.

## Bedroom 5

17'3 x 14'10 approx (5.26m x 4.52m approx)

Double glazed window to the front, two Velux style windows to the rear and two radiators.

## Bathroom

The bathroom has a door from the landing on the second floor and from the larger bedroom and has a panelled bath with mixer tap and tiling to three walls, pedestal wash hand basin with a mixer tap and low flush w.c., large walk-in shower with a mains flow shower system, tiling to the walls and a sliding glazed door and protective screen, Velux style window, access to the roof space, Kardean style flooring and ladder towel radiator.

## Outside

At the front of the property there is a box hedged garden area and to the left there is the driveway in front of the garage which provides off road parking for several vehicles. Between the garage and house there is a wooden gate which provides access to the rear garden.

At the rear of the property there is a patio leading onto a large lawned garden which has fencing to the boundaries. There is an outside water supply, lighting and there are external security cameras to the front, side and rear of the house.

## Garage

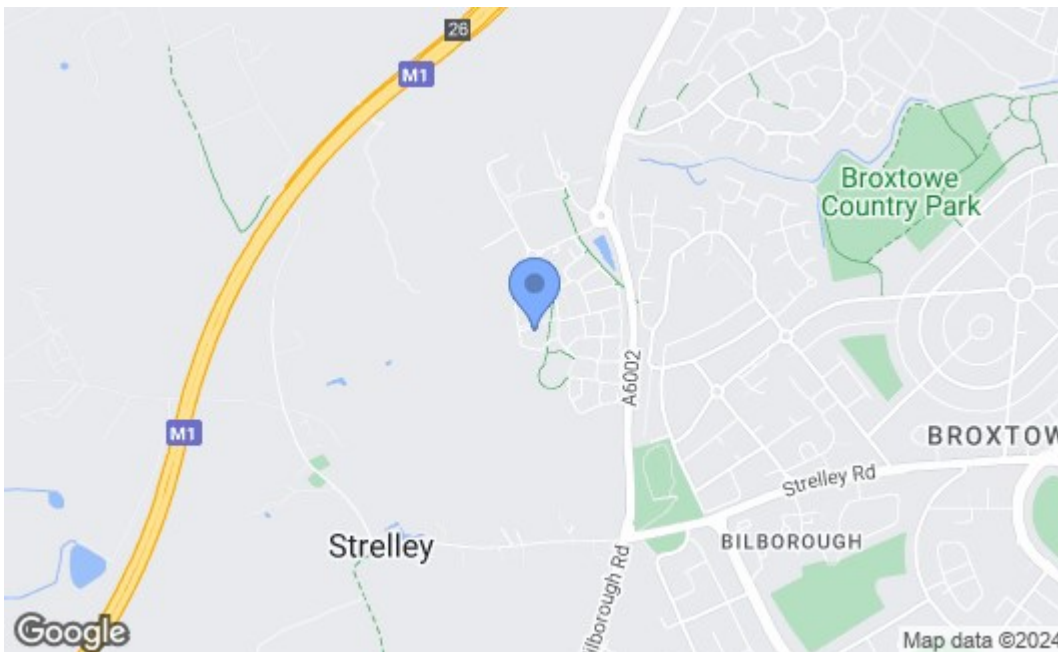
18' x 18' approx (5.49m x 5.49m approx)

Double brick garage with a pitched tiled roof and electrically operated up and over door to the front with power and lighting provided and there is lighting in the soffitt above the garage entrance door.

## Council Tax

Nottingham City Council Band F





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.