



ELITE HOMES

Consultative Estate Agents with Integrity



11 Springfield Pastures, Alexandra Park, Nottingham  
NG3 4JU

## Overview

A rare opportunity to acquire this substantial four bedroom house located on the prestigious Alexandra Park gated development. Fantastic flexible living space set over four floors, double garage and beautiful garden with stunning woodland views.

## Key Features

- Exclusive Gated Development set in Unique Woodland Setting with Stunning Views
- Built to a Very High Specification, Designed by Guy Phoenix
- 4 Bedrooms each with En-Suite
- Underfloor Heating and Mood Lighting
- State of the Art Appliances Throughout
- Spacious Flexible Living Areas
- Beautiful South Facing Garden and Patios Areas
- Driveway for Parking Multiple Cars and Large Double Garage
- Security camera covering house.

## Description

Offering four double bedrooms each with en-suite, this home comes complete with state of the art technology including the latest energy efficient systems to save running costs. The property is beautifully finished to enhance the open plan living space.

This house offers a wealth of living accommodation, including open plan lounge / dining room leading onto a large patio and beautiful sunny garden, fabulous kitchen diner with balcony overlooking the garden and utility area within the double garage.

This property has the benefit of coming with four wall mounted televisions including one at 65 inch. It also includes an integrated sound system covering Lounge/Dining room, Kitchen and two bedrooms.

Alexandra Park is a development of 15 individually designed homes, set in over 4 acres of mature woodlands in Nottingham. Built in 2016, the property is located within a secluded development and has been designed and styled with the latest contemporary finishes both inside and out. With a gated entrance, the development is private and unique. Set down into it's own valley, the property offers three storey modern living space with breath taking views of the city.

The development was designed and created by award winning Guy Phoenix, synonymous with building elite homes. Offering the latest interior finishes and all modern fixtures, this property is unique.

## Location

Alexandra Park is tucked away in its own leafy gated development near Mapperley Park, just 5 minutes drive from Nottingham City Centre. With excellent access to the city's shopping, nightlife, sporting arenas and independent schools, this location is perfect for what any new home owner needs.

**Council Tax Band G**



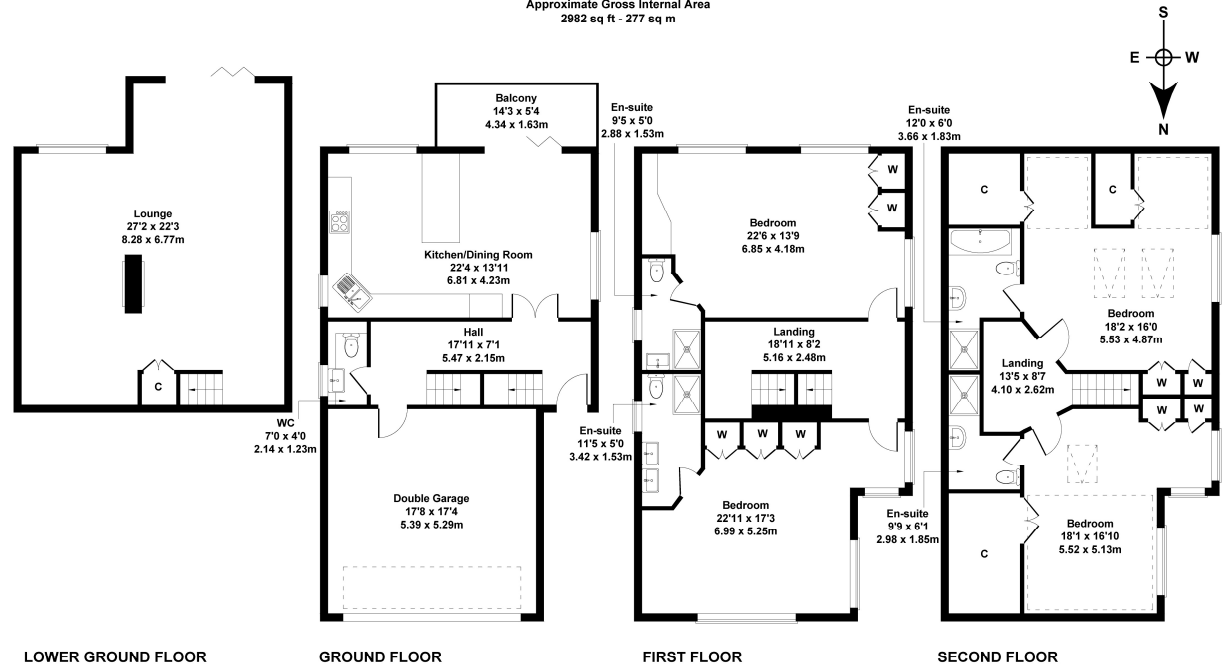


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 11 Springfield Pastures, Nottingham, NG3 4JU

Approximate Gross Internal Area  
2982 sq ft - 277 sq m



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

4 Millennium Way, Phoenix Centre  
Nottingham NG8 6AS

Tel: 01159 068 074



ELITE HOMES

Consultative Estate Agents with Integrity

Elite Homes and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Elite Homes has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.