







YOUR NEW HOME

# welcome

Innovative and ultra-modern, No. 79 Derby Road sets new standards with its striking frontage and high-tech finishes, epitomizing security and modern living. Its impressive façade and prime location off Derby Road highlight a home of unparalleled functionality, boasting specialist tinted, triple-glazed windows for optimal privacy and peace. Enhanced with Hikvision CCTV and a suite of modern conveniences, this distinctive property stands out in the Derby Road locale.

Rebuilt to be truly unique, No. 79 features an electric gated entrance leading to a driveway with parking for four vehicles and a garage, complemented by inset wall lighting and an EV charging provision. Enclosed by high walls for utmost privacy, access to this fortress-like home is secured through a 3.5-metre high front door, operable via phone or fingerprint ID, redefining the concept of a safe haven.







SECURE ELEGANCE

# sanctuary

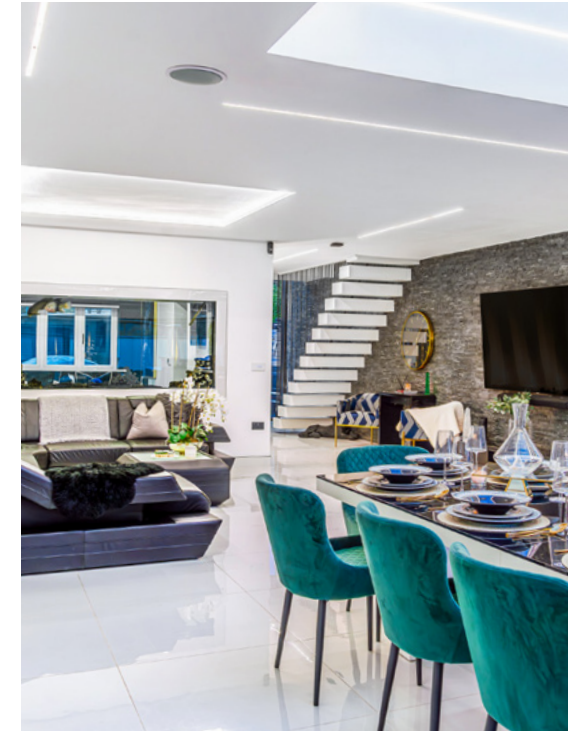


Step into the entrance hall to immediately appreciate the contemporary, open-plan design of this home. At its core is the LED-lit, open-tread staircase, an architectural marvel that epitomises modern luxury.

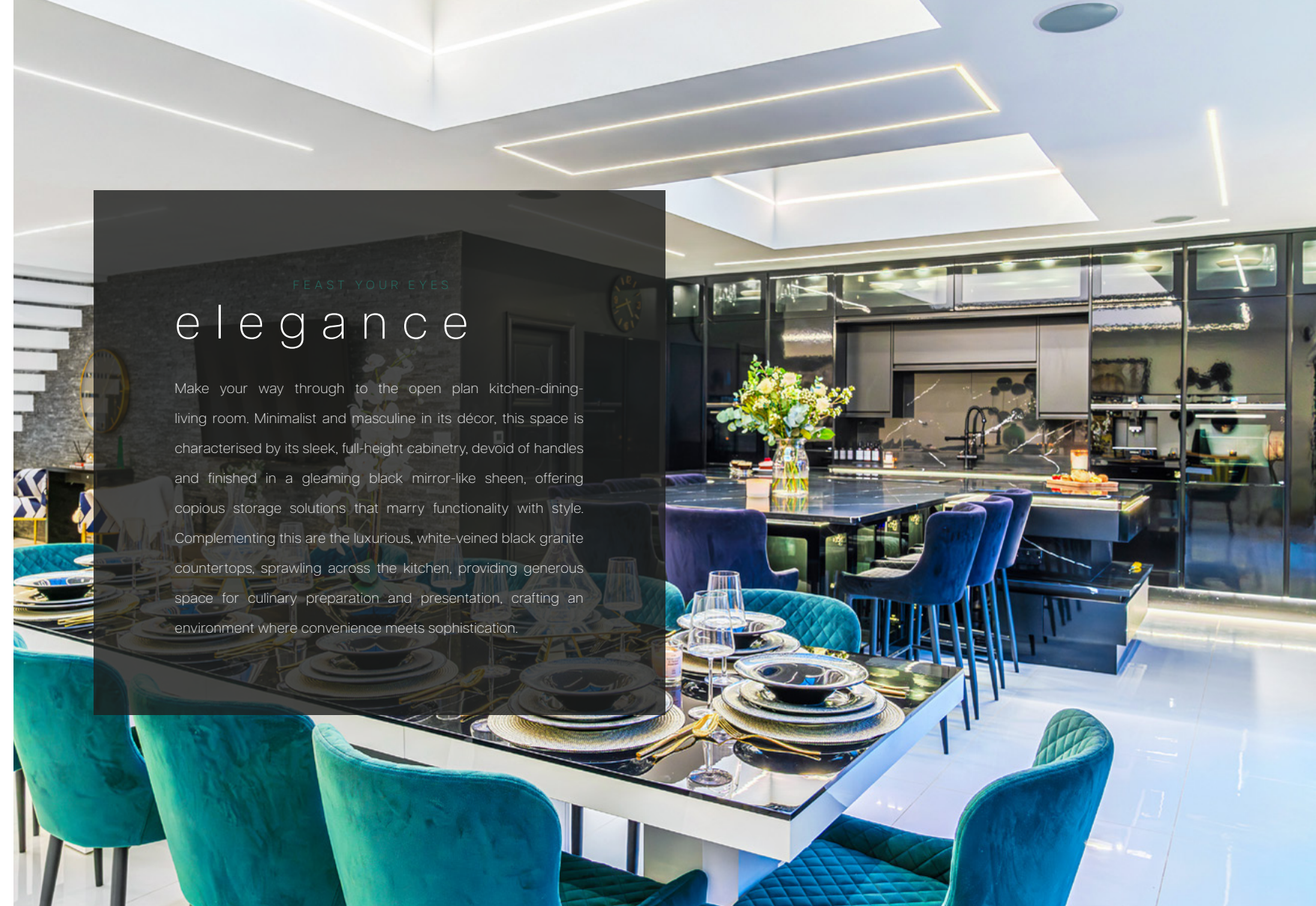
Delicately illuminated steps guide your gaze to an impressive chandelier, whose light creates a captivating dance of brilliance and shadow, highlighting the staircase's sculptural elegance. Surrounding this magnificent feature, triple-height windows flood the space with natural light, enhancing the warm, inviting atmosphere.



The open-plan layout of this exquisite home unfolds before you, a testament to modern architectural ingenuity, offering an expansive sense of space that is both inviting and functional. Beneath your feet, the luxurious warmth of underfloor heating radiates through elegant porcelain tiles, their sleek finish enhancing the seamless flow that characterises this level.







FEAST YOUR EYES

## elegance

Make your way through to the open plan kitchen-dining-living room. Minimalist and masculine in its décor, this space is characterised by its sleek, full-height cabinetry, devoid of handles and finished in a gleaming black mirror-like sheen, offering copious storage solutions that marry functionality with style. Complementing this are the luxurious, white-veined black granite countertops, sprawling across the kitchen, providing generous space for culinary preparation and presentation, crafting an environment where convenience meets sophistication.



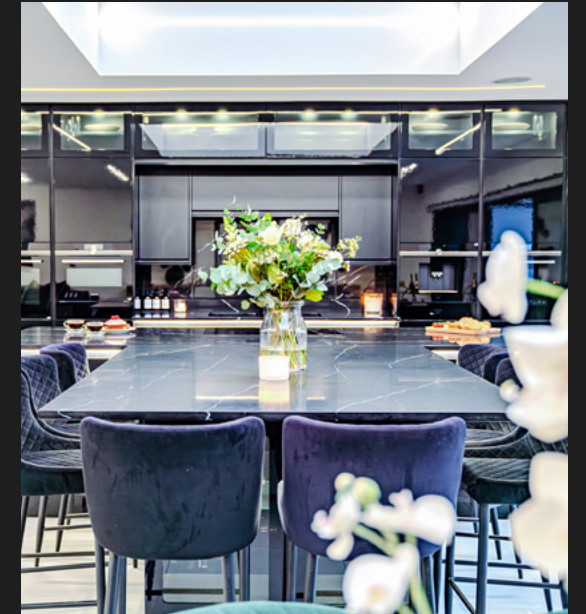


OPEN PLAN LIVING

# versatility

Here, a plethora of fitted Siemens studio line appliances serve your every culinary need, including a steam oven, combi oven, microwave, warming drawer, vacuum, coffee machine, dishwasher, induction hob and extractor.

Through the kitchen to the left is the functional utility room which continues with the sleek modern look. This includes plumbing for a washer, dryer and a sink and also offers plenty of storage space. Giving direct access to the integral garage which can conveniently be used as more storage or even be converted to a home gym.



The bi-folding doors invites an abundance of natural light to cascade within. This infusion of daylight not only enhances the visual appeal of the space; accentuating the sheen of the granite countertops, but also creates an inviting ambiance for social gatherings.

This multifaceted space excels not just as a haven for entertaining, but also as a serene retreat for relaxation, epitomising the essence of refined living.





ELEGANT AND REFINED

## opulence

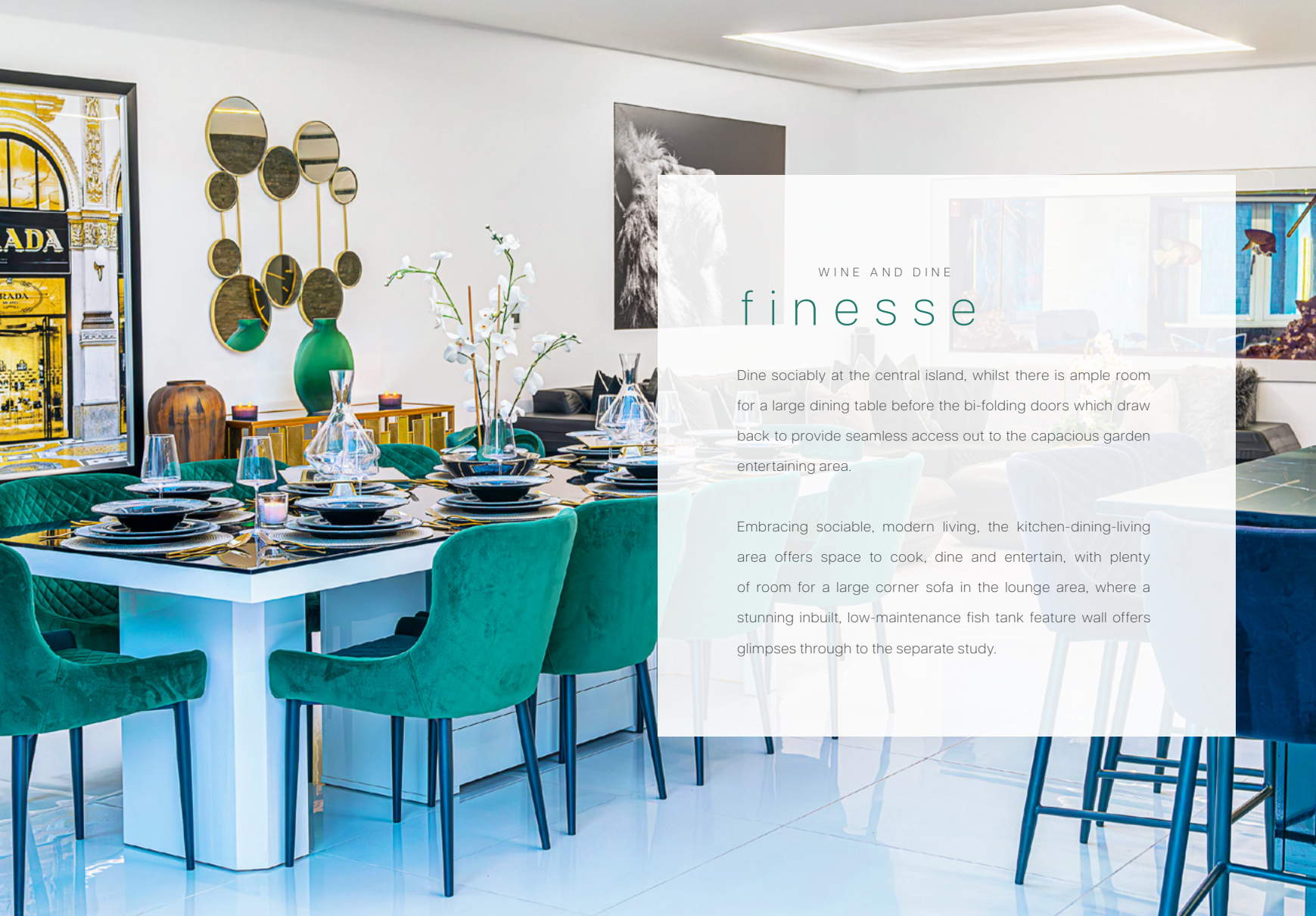


Wine fridges and glass cabinets with under cabinet lighting add a splash of luxury, whilst electric Somfy blackout blinds, which feature throughout the home, are fitted to bi-folding doors and roof lanterns. Spotlighting overhead can be set to different hues, to create different moods, including warm white, cool white or bright white. The lights, blinds and coffee machine, along with several other features in the home, can be controlled by smartphone.

Tucked away to the rear of the kitchen is a fully tiled cloakroom with wash basin and touch screen controls for the WC; beyond which there is access to the integral garage.







WINE AND DINE

# finesse

Dine sociably at the central island, whilst there is ample room for a large dining table before the bi-folding doors which draw back to provide seamless access out to the capacious garden entertaining area.

Embracing sociable, modern living, the kitchen-dining-living area offers space to cook, dine and entertain, with plenty of room for a large corner sofa in the lounge area, where a stunning inbuilt, low-maintenance fish tank feature wall offers glimpses through to the separate study.







SMART LIVING

# control

Wired for CAT6 throughout, seek sanctuary in the study located at the front of the home. This tranquil retreat is soundproofed, offering serene solitude, and boasts a panoramic view of the front drive through an abundance of windows, bathing the space in natural light.



Sonos speakers feature, with all the home controls, including those for heating, showering and bathing, communicated via tablet, phone or voice command.







VENTURE UPSTAIRS

# splendour



Ascend the floating, illuminated staircase, to arrive at the first-floor landing. Served by a sublime shower room and a separate bathroom, feel the luxury in the built-in sound systems, touch screen toilet controls, Aqualisa touch screen and voice command shower and bath. NEST heating controls feature on both this level and on the floor above. Sneak a closer look in the top drawer of the fitted furniture in the bedrooms, to spy a built-in safe for added security.



On the first floor, where four bountiful double bedrooms await, Bedroom two, epitomises modern living through sleek, integrated sliding wardrobes that provide a seamless storage solution. This double bedroom combines elegance with practicality, offering a spacious area that does not compromise on style. The large windows not only frame the outside world but also flood the room with light, creating a bright and airy atmosphere. Here, comfort and contemporary design converge, making it an ideal space for relaxation and tranquillity.







Bedroom three offers a peaceful haven where simplicity meets functionality. This double bedroom is a testament to thoughtful design, featuring ample storage solutions.

Cupboards and shelving gracefully positioned above the bed allow for easy access and organisation of personal items, creating a clutter-free environment.



BEDTIME BECKONS

## retreat

Bedroom four, like its counterpart, maximises storage in a stylish manner. Move through to bedroom five, where the presence of large windows not only accentuates the room's modern appeal but also bathes it in natural light, making it appear more spacious and open.

It stands as a showcase to modern design, offering a haven that's as practical as it is stylish.







THE MASTER SUITE

# exquisite

Enter the master suite, a sanctuary where luxury meets tranquility, offering expansive views from the Juliet balcony across lush gardens and tree-canopied skylines. The suite's contemporary design features a palette of crisp whites, soft greys, and striking blacks, creating an inviting yet sophisticated atmosphere.

Centred around an emperor-sized bed, the suite boasts extensive bespoke storage, including fitted wardrobes and drawers, complemented by a vanity unit, high-end television, and a wine fridge for ultimate convenience.





The contemporary, chic décor continues with Fitted wardrobes and sleek drawers offer ample space for personal treasures, while a chic vanity unit, state-of-the-art television, and a discreetly integrated wine fridge cater to every indulgence.

The dressing room, a sanctuary of style, is replete with underfloor heating, ensuring comfort underfoot, and is fully fitted with every conceivable amenity for the clothing connoisseur.



## CHIC LUXE tranquillity



The dressing room, blending style and comfort, features underfloor heating and is equipped with essential amenities for sophistication. The en-suite bathroom, a personal spa, melts away stress with its heated floors. It harmoniously combines functionality and luxury, featuring smart storage, twin basins on premium countertops, a standout freestanding bath for elegance, and a walk-in shower for rejuvenation.

Each detail of the master suite is carefully chosen to foster an ambiance of serene luxury, transforming it into a distinguished retreat within your home.







OUTDOOR HEAVEN  
entertain



Flow out from the bi-folding doors and into the spacious and secure rear garden. Tall walls retain the warmth and ensure this garden is never overlooked. With a large terrace, there is so much space for entertaining, with room for a hot tub, wood-fired pizza oven, barbecue and wine fridge.

Beyond the terrace is a large area of Astro turf lawn, adding a lush feel to the garden area. Patio heaters and wall lights ensure this space is ideal for entertaining throughout the seasons, even after the sun has set to the rear.







Perfectly poised for access into nearby cities, No. 79, Derby Road is ideally situated for those commuting for work or pleasure, with the night life of Nottingham on your doorstep.

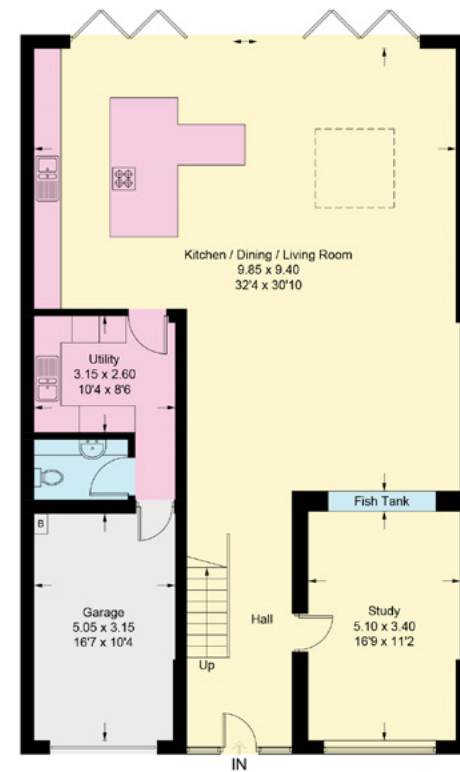
Conveniently close to the nearby Queens Medical Centre, schools for all ages are available nearby including Bramcote Primary School and Nottingham High School. Commute with ease; No. 79, Derby Road is primed for access into the larger towns and cities via the many handy road links, including the A52 and M1. Head into nearby Nottingham for mainline rail links.

## OUT & ABOUT nearby

Close by there are a number of eateries including a Miller and Carter steakhouse, a Greene King gastro pub, a number of delicatessens and a range of other cuisines including Thai, Chinese, Mediterranean and Sicilian.

Pick up your essentials from the convenient Co-op at the end of the road, with a wider choice of supermarkets within minutes, including Sainsbury's. With golf clubs, leisure centres and nature reserves on your doorstep, the scope for fitness and exercise is exponential.

Live a life less ordinary in a unique, one-of-a-kind home, designed to bring simplicity, security and a luxurious level of sociability to every day.



Ground Floor



First Floor

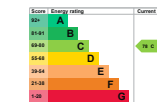


Second Floor

## FLOOR PLAN layout

Approximate gross internal area = 283.6 sq m / 3053 sq ft (excluding garage & external void)

Illustration for identification purposes only. Measurements are approximate. Not to scale.



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Presented By

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