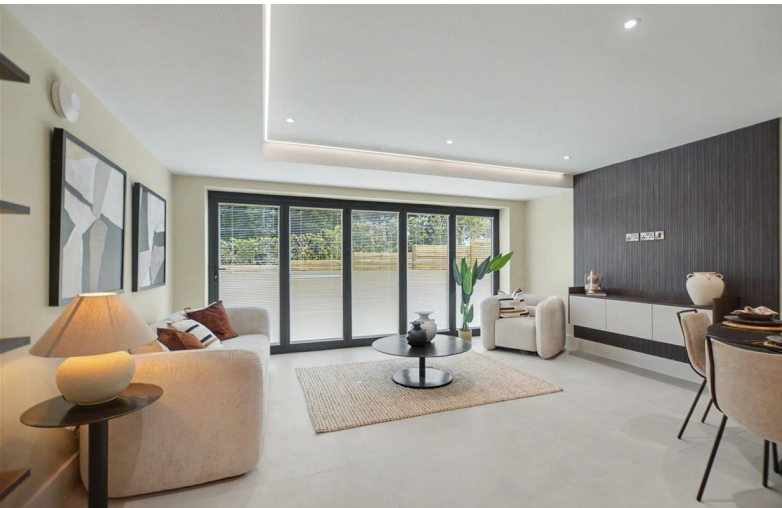




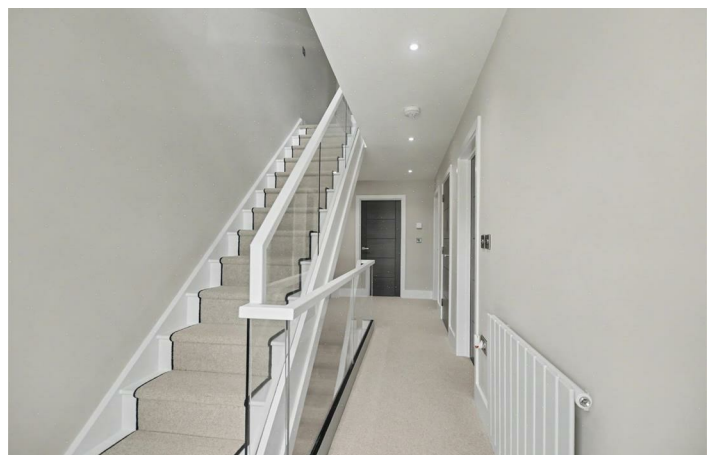
Baxter Green,  
Bramcote, Nottingham  
NG9 3TH

**£1,100,000 Freehold**



This newly built property is the epitome of modern design, offering an exceptional living experience in a prime location. From its sleek lines to its expansive interiors, every inch of this home has been thoughtfully crafted for those with discerning tastes and a love for exclusivity.

This property combines the best of modern design with functional living. Every detail from the high ceilings to the sleek surfaces has been meticulously chosen to create a cohesive, contemporary aesthetic.



Kitchen/Dining  
26'1" x 16'4" (7.95m x 4.98m)

Utility  
6'6" x 7'10" (1.98m x 2.39m)

Study  
10'6" x 7'10" (3.20m x 2.39m)

WC  
6'6" x 3'11" (1.98m x 1.19m)

Bed 2  
19'3" 13'2" (5.87m 4.01m)

Dressing Room  
13'2" x 3'11" (4.01m x 1.19m)

Ensuite  
7'10" x 5'10" (2.39m x 1.78m)

Bed 3  
11'8" x 11'5" (3.56m x 3.48m )

Bed 4  
12'2" x 9'10" (3.71m x 3.00m)

Bed 5  
11'5" x 7'10" (3.48m x 2.39m)

Wetroom  
10'9" x 9'7" (3.28m x 2.92m )

Bed 1  
18'1" x 13'9" (5.51m x 4.19m)

Dressing Room  
16'3" x 10'6" (4.95m x 3.20m)

Dressing Room  
9'8" x 7'10" (2.95m x 2.39m)

Ensuite  
11'6" x 9'10" (3.51m x 3.00m)

Snug  
11'5" x 7'10" (3.48m x 2.39m)

Games Room  
12'2" x 9'10" (3.71m x 3.00m)

Internal Finishes  
Internal Doors - LPD Chocolate Grey Vancouver  
Ironmongery - Satin Stainless Steel  
Architrave - White MDF 3 Inch Square  
Skirting, White MDG 7 Inch Square

Kitchen Features  
Fully Fitted Stephen Christopher Kitchen  
Quartz Island and Laminated Work Surface  
Integrated Single Stainless Steel Oven - Siemens  
4 Zone Ceramic Glass Induction Hob - Bora  
Integrated Dishwasher - Hotpoint  
Integrated Fridge/Freezer - Hotpoint  
Built in Sink and Drainer - Formhause

Electrical Features  
TV Point to Lounge and Master Bedroom - Chrome  
Chrome Double Sockets Throughout  
Chrome USB Socket - 1 Per Room  
Internet Point in Hallway and Master Bedroom  
Mirror including Shaver Point to Bathroom  
Spotlights to Kitchen/Living, Wetrooms and Hallway  
Pendant Lighting to Beds  
Smoke Alarms Throughout

Sanitaryware - WC  
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca  
Floor Standing Cloak Unit in Matt Cashmere - Kartell  
Cloak Basin - Kartell  
Waterfall Spout Basin Mono - Qualitex

Sanitaryware- Master Ensuite  
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca  
Low Profile Tray in White - Esteem  
Pivot Door - Esteem  
Adjustable Side Panel - Esteem  
Handset Hose and Wall Outlet & Handle Single outlet Valve Slide Rail - Esteem  
Single Drawer Cabinet with open storage in Slate - Esteem Eden  
Countertop Basin in White - Esteem Eden  
Wall Mounted Basin Mono Chrome - Mylife Ryver  
LED Mirror with Shaver Socket - Eastbrook Novara

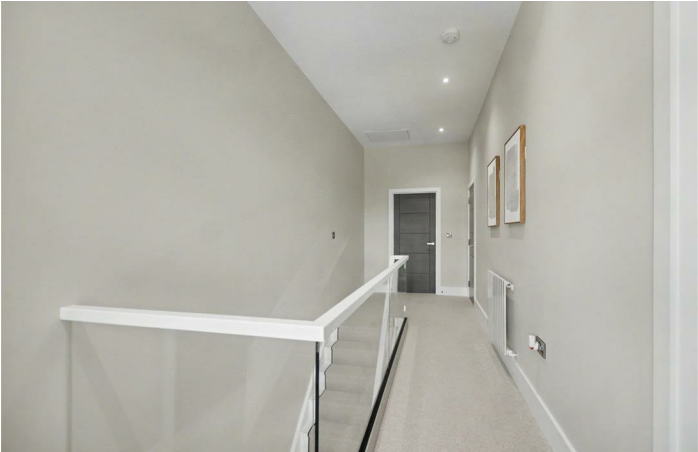
Sanitaryware - Second Ensuite  
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca  
Low Profile Tray in White - Esteem  
Panel including Bracing Bar and T-Piece in Chrome - Merlyn Wetroom  
Swivel Panel in Chrome - Merlyn Wetroom  
Handset Hose and Wall Outlet & Handle Single outlet Valve Slide Rail - Esteem  
Single Drawer Cabinet in Natural Stone - Esteem  
Countertop Basin in White - Esteem Aira  
Quartz 800 Solid White Worktop - Esteem Aira  
Waterfall Spout Basin Mono - Qualitex

Sanitaryware - Main Bedroom  
Wall Hung Toilet with Chrome Dual Flush Plate - Mystyle Alca  
Single Drawer Cabinet with Open Storage Slate  
Countertop Basin in White - Esteem Eden  
Quartz 900 White Marble Worktop - Esteem Eden  
Wall Mounted Basin Mono Chrome - Mylife Ryver  
LED Mirror with Shaver Socket - Eastbrook Novara  
Low Profile Tray in White - Esteem  
Pivot Door - Esteem  
Adjustable Side Panel - Esteem  
Handset Hose and Wall Outlet & Handle Single Outlet Valve Slide Rail - Esteem  
Freestanding Bath in White - Eastbrook Charlton  
Floor Standing Bath and Shower Mixer in Chrome - Mylife Ryver

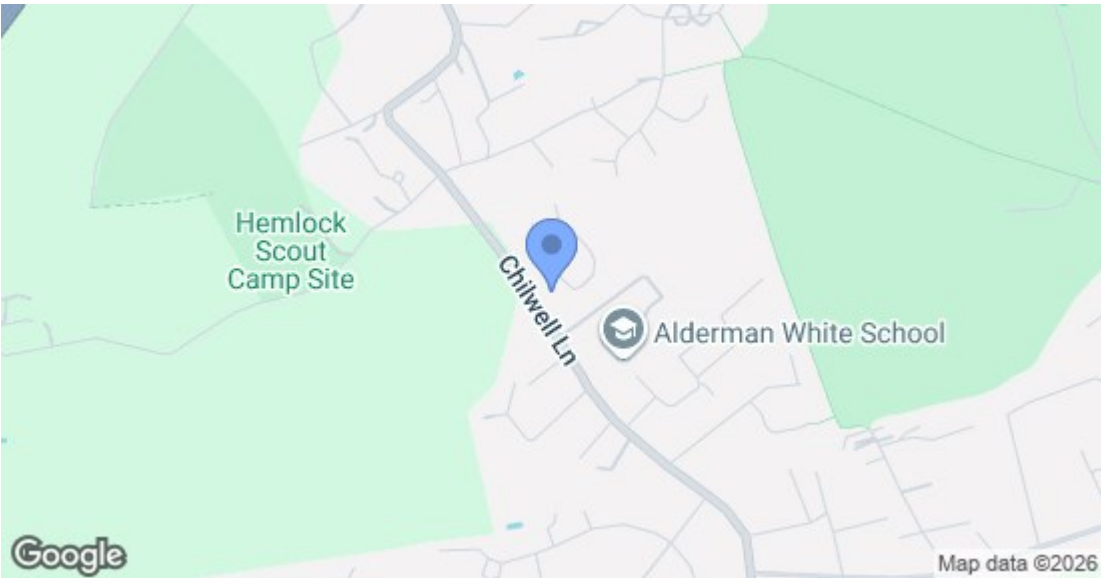
Ceramic Wall Tiling Features  
Half Tiling to Wet Rooms -Full Height to Shower  
Tile Trims- Stainless Steel

Internal Features  
Controlled Underfloor Heating- Ground Floor Only  
Carpet to Bedrooms  
Floor tiling or Amtico to Kitchen/Living/Hallway/Utility  
Internal Walls and Ceilings Painted White  
Fully fitted walk-in Dressing Area to Master

External Features  
Anthracite Exterior only UPVC Windows  
Composite Front Door - Colour TBC  
Anthracite Aluminium Bifold Patio Doors  
Anthracite Sliding French Doors  
EV Charger - Facility to Use  
Wired Alarm System  
External Lights to Patio Terraces



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| England & Wales 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.