



Comfort  
Estates



Egerton Road, Woodthorpe

Nottingham, NG5 4FF

Guide Price: £1.3m



## Egerton Road

Woodthorpe, Nottingham, NG5 4FF

An exceptional six-bedroom detached property in the highly sought-after area of Old Woodthorpe, this impressive home has been designed and renovated to an outstanding specification. Originally a modest 1960s three-bedroom detached house, the property has been completely reimaged by its current owner, a meticulous developer with a keen eye for detail. Over half of the home has been newly built, with a transformation that is both extensive and thoughtfully executed. Original elements and contemporary design blend seamlessly, with every detail carefully considered not just for appearance, but for how the house functions day to day.

The result is something rare: a home designed without compromise, where quality, practicality and design come together in a way that would be difficult to replicate.

- 6-bedroom detached family
- Extensively refurbished throughout
- Developed to create a home which is now double its original size
- Four en-suite bathrooms plus a luxury family suite
- Huge south-facing rear garden
- Large driveway with electric gates leading to a double garage with electric doors
- Garden room with double-height ceiling and bi-folding doors
- Log burner, separate office, media room and underfloor heating all to the ground floor





Approached via a large driveway with secure remote-controlled electric gates, the property immediately impresses. A double garage and landscaped frontage frame the entrance, while a striking oak and glass porch with York stone flooring sets the tone for the quality found throughout.

Inside, the spacious entrance hall creates a strong first impression, with warm oak flooring, excellent natural light and a standout oak and glass staircase rising through the home. A well-designed cloakroom and practical storage enhance the functionality of the space.

At the heart of the home lies a stunning open-plan kitchen and dining area, centred around an impressive four-metre island that forms both a practical workspace and a natural social hub with a Bowers and Wilkins sound system throughout. Clean architectural lines, ambient lighting and twin sets of French doors opening onto the garden create a seamless connection between indoor and outdoor living.

Flowing effortlessly from here, the magnificent garden room provides a true 'wow' factor. This double-height space is defined by exposed oak beams, expansive glazing and a central wood-burning stove set on a York stone hearth, creating a space that is both striking and inviting, with uninterrupted views of the garden.

The ground floor also offers a variety of versatile living spaces. A more formal front lounge features a bay window and a characterful fireplace, while double doors allow it to connect seamlessly with the kitchen if desired. The media room has been thoughtfully designed for entertainment, complete with integrated audiovisual features and direct access to the garden. A dedicated home office provides a practical and private workspace, while the adjoining utility and boot room ensures everyday living is both organised and efficient.

Upstairs, the sense of space and quality continues. The principal suite offers a calm and luxurious retreat, enhanced by a bespoke dressing area and a beautifully designed ensuite featuring a freestanding bath set beneath a vaulted, skylit ceiling.

Additional bedrooms on the first floor are equally well considered, offering a combination of fitted storage, flexible layouts and stylish finishes, all served by a high-quality family bathroom with both bath and separate shower.

The second floor provides two further substantial bedroom suites, ideal for guests or independent living. One is particularly impressive, offering its own dressing area and a luxurious ensuite, while the other benefits from fitted storage and a private shower room, ensuring comfort and privacy throughout.

Externally, the rear garden has been expertly landscaped to create a private and tranquil setting. A generous York stone terrace extends from the house, ideal for outdoor dining, while the lawn is framed by mature planting and established trees, creating a space that is both attractive and secluded.

Underfloor heating runs throughout the ground floor, with radiators serving the upper levels, all powered by a Worcester Bosch gas boiler installed in November 2021 and benefitting from the remainder of its 10-year warranty, ensuring efficient and reliable performance throughout.

Homes of this calibre are exceptionally rare to the market. Combining craftsmanship with uncompromising attention to detail, this is far more than just a house—it is a statement home, designed to be enjoyed by a family for years to come.







### **Porch**

A contemporary oak and glass entrance porch with a York stone floor welcomes you and sets the tone for the elegance inside

### **Entrance Hall**

A spacious entrance hall with oak flooring, creates an immediate sense of space and style upon entering the home. A cloakroom with fitted hanging rails and separate toilet. A modern oak and glass staircase with plenty of natural light leads to the upper floors.

### **Kitchen/Diner**

The kitchen is a masterpiece of contemporary design, featuring sleek high-gloss cabinetry, quartz worktops and a huge central island creating both a focal point and a highly practical workspace. Integrated Siemens appliances include two full-sized ovens, microwave/oven, two warming drawers, a bean-to-cup coffee machine, full sized fridge and full-sized freezer and dual dishwashers.

The 4-meter island houses an induction hob, double sink, boiling water tap, waste disposal, ample sockets and a breakfast seating area. LED lighting, an integrated ceiling extractor in a bespoke ceiling unit, porcelain floors and integrated TV all add flair. And there's still plenty of room for a large dining table and chairs to complete the space.



### **Garden Room**

A show-stopping space for year-round enjoyment, this double-height, oak-beamed garden room features floor-to-ceiling glass windows, folding doors opening onto the garden and a wood burner on a York stone hearth at the centre of the room. Roof lights and engineered oak flooring amplify light and warmth, while an integrated sound system sets the mood.

### **Utility Room**

Conveniently connecting to the kitchen, the utility and boot room feature glossy white units, a sink, plumbing for washing / dryer and open shelving for practical storage. Also fitted with a ceiling hanging clothes rack.

### **Front Lounge**

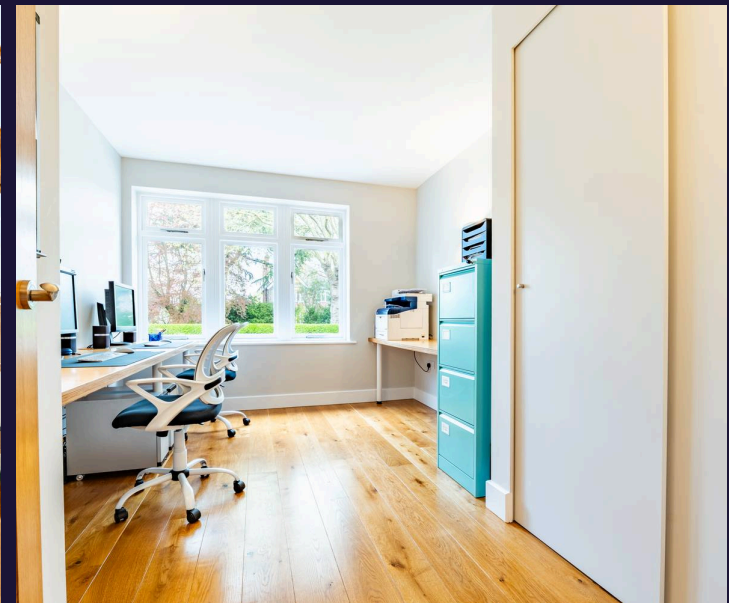
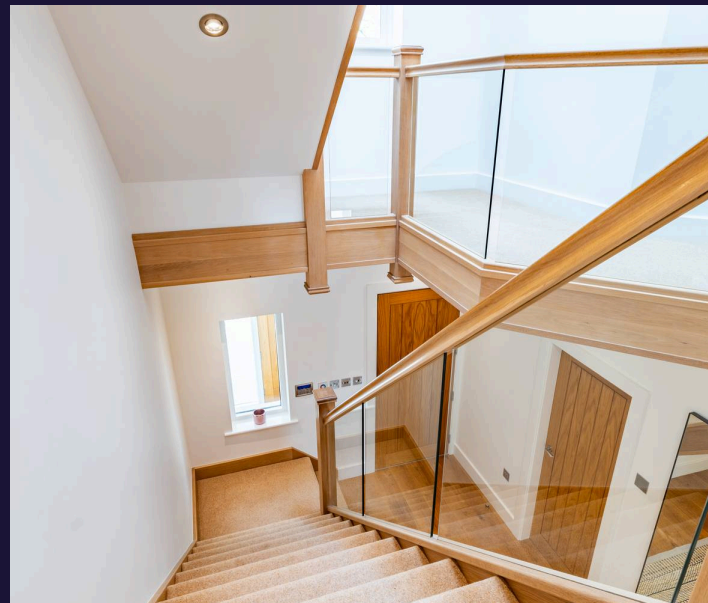
This more formal lounge has a bay window overlooking the front garden, an oak beam and slate fireplace and options for a gas or electric fire. Double doors open to the kitchen so the room could also work well as a more formal dining room.

### **Media Room**

Designed for entertainment this room has French doors to the garden, an integrated 75in TV, with inwall surround speakers, and fitted media wall units – a perfect retreat for movie nights.

### **Office**

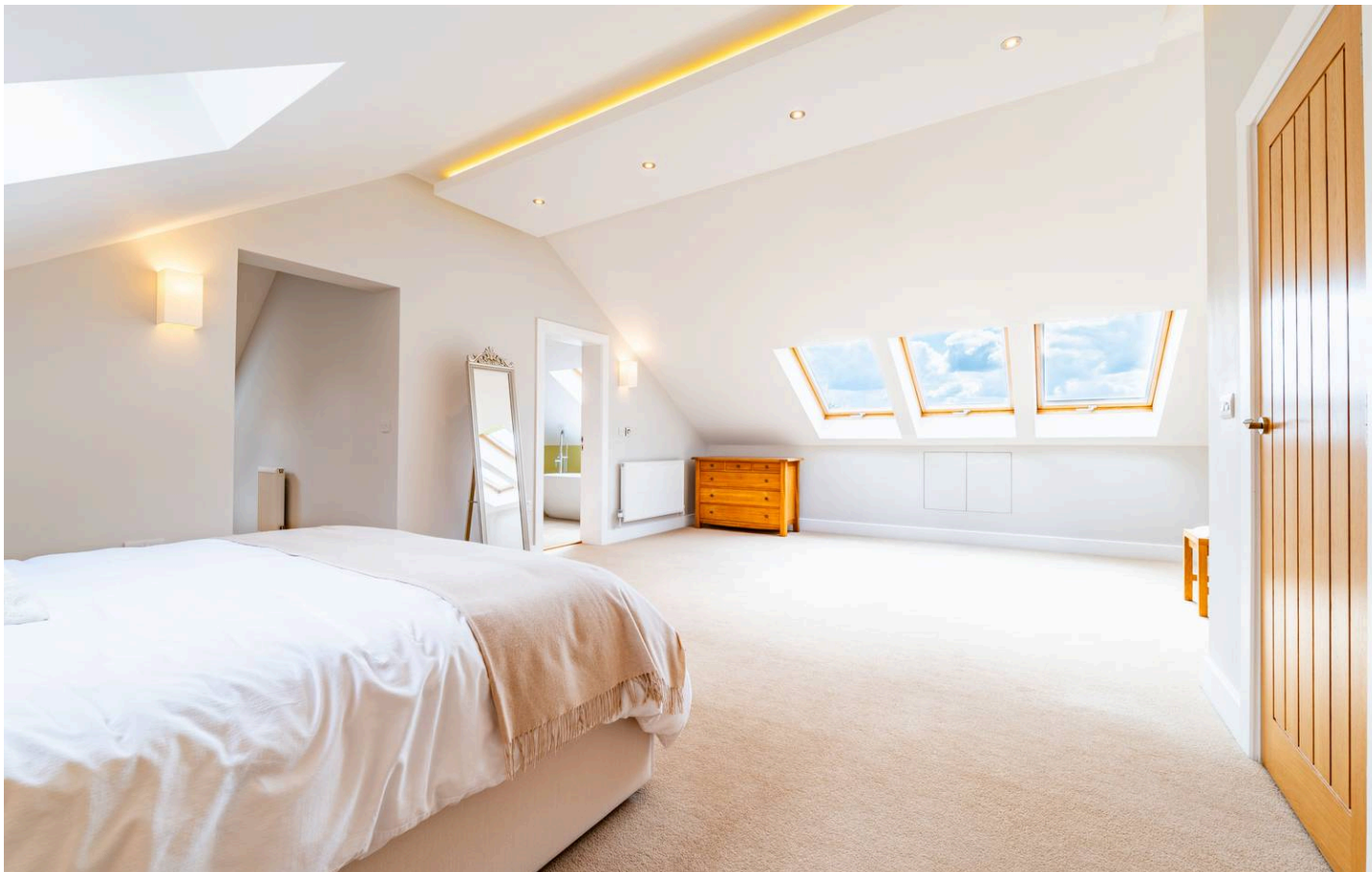
A large office with fitted desk units and floor to ceiling filing cupboards. Ideal for working from home.











### **Master Bedroom**

An impressive master bedroom with a dressing area with built-in wardrobes, off-the-floor dressing table, drawers and bedside tables. Two large windows overlooking the garden

### **En-suite 1**

Ensuite with a freestanding bath, large walk-in shower, double sink unit, twin towel rails, toilet and bidet. The attractive LED-lit vaulted ceiling area with skylight right above the bath provides a relaxing soak while looking at the stars.

### **Bedroom 2**

Large double bedroom with built-in wardrobe and ensuite shower room.

### **En-suite**

### **Bedroom 3**

Large double bedroom with built-in storage, desk and bookshelves.

### **Bedroom 4**

Another good-sized double bedroom with views to the front of the property.

### **Family Bathroom**

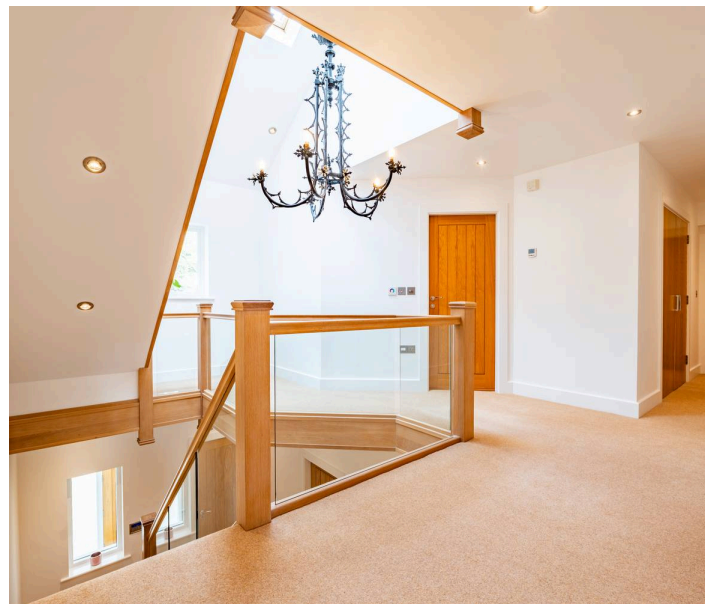
With everything you could wish for in a family bathroom, integrated bath, a walk-in shower, plenty of space for toiletries, sink unit with generous storage and large towel rail.

### **Bedroom 5**

This bedroom is a very large bedroom suite with dressing area, walk-in wardrobes and ensuite with a freestanding bath, large walk-in shower and ample storage. A second master bedroom!

### **En-suite**

Another impressive ensuite with a freestanding bath and walk-in shower.



## **Bedroom 6**

Large double bedroom with built in wardrobes and en-suite with shower.

## **En-suite**

A further en-suite with a wash hand basin, WC and large shower enclosure.

## **Garden**

The outstanding landscaped rear garden is fully enclosed and beautifully designed for both family living and entertaining. A generous York stone terrace provides the perfect setting for al fresco dining, with seamless access from the main living areas, allowing the house and garden to connect effortlessly. A central lawn is framed by immaculately maintained borders and an array of mature trees, including fruit and magnolia, all carefully positioned to create a very established feel. A garden wall and an impressive line of conifers to the rear provide an exceptional level of privacy, ensuring the garden is not overlooked from any angle and feels wonderfully secluded. The backdrop of the house further enhances the setting, and a substantial garden workshop with a matching clay-tiled roof sits neatly at the far end. Outdoor electrics and multiple water points thoughtfully positioned complete the practical attributes. As dusk falls, the garden truly come into its own. A carefully designed lighting scheme of subtle spotlights and ambient LEDs brings the space to life, casting a warm, atmospheric glow that makes every evening feel special.

## **Double garage**

2 Parking Spaces

Large double garage with twin remote controlled electric doors

## **Off street**

4 Parking Spaces

## **Secure gated**

Huge driveway set behind electric gates providing secure parking for multiple vehicles.

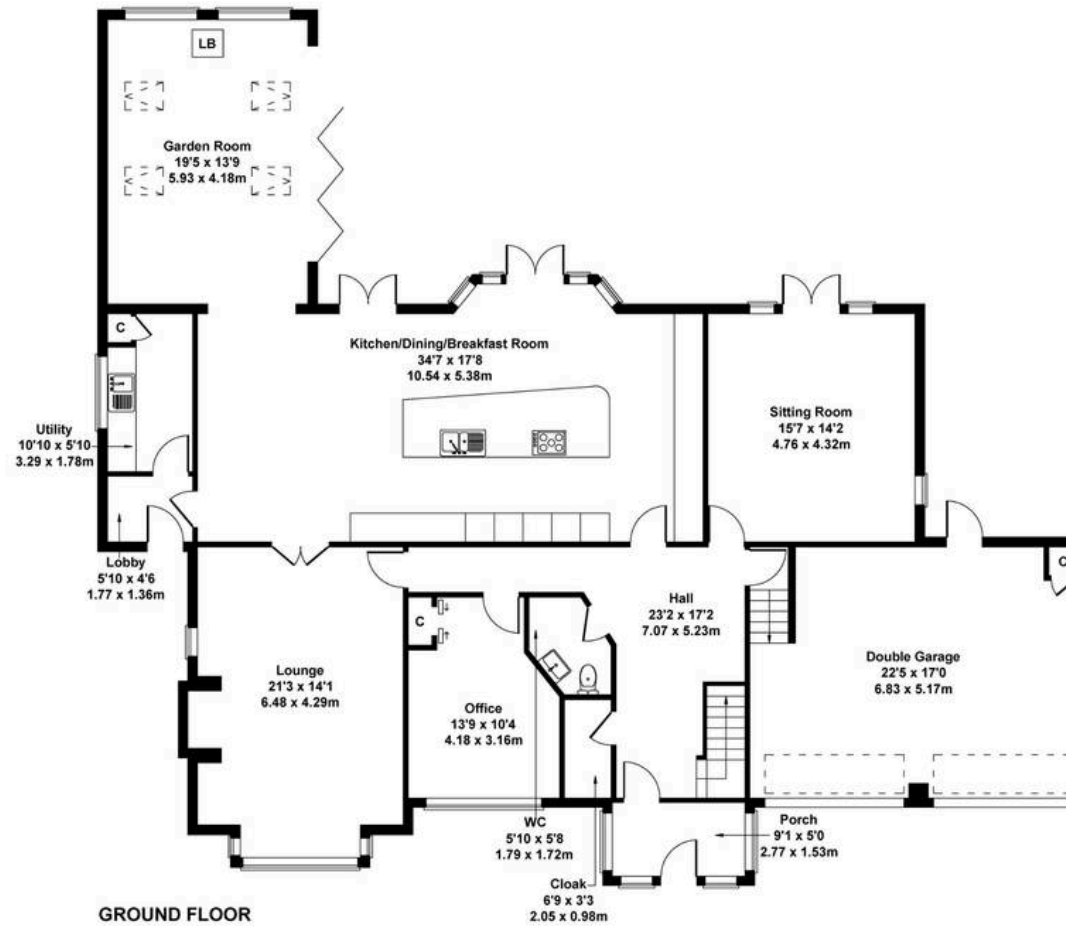
Viewings: Strictly via appointment with Comfort Estates.

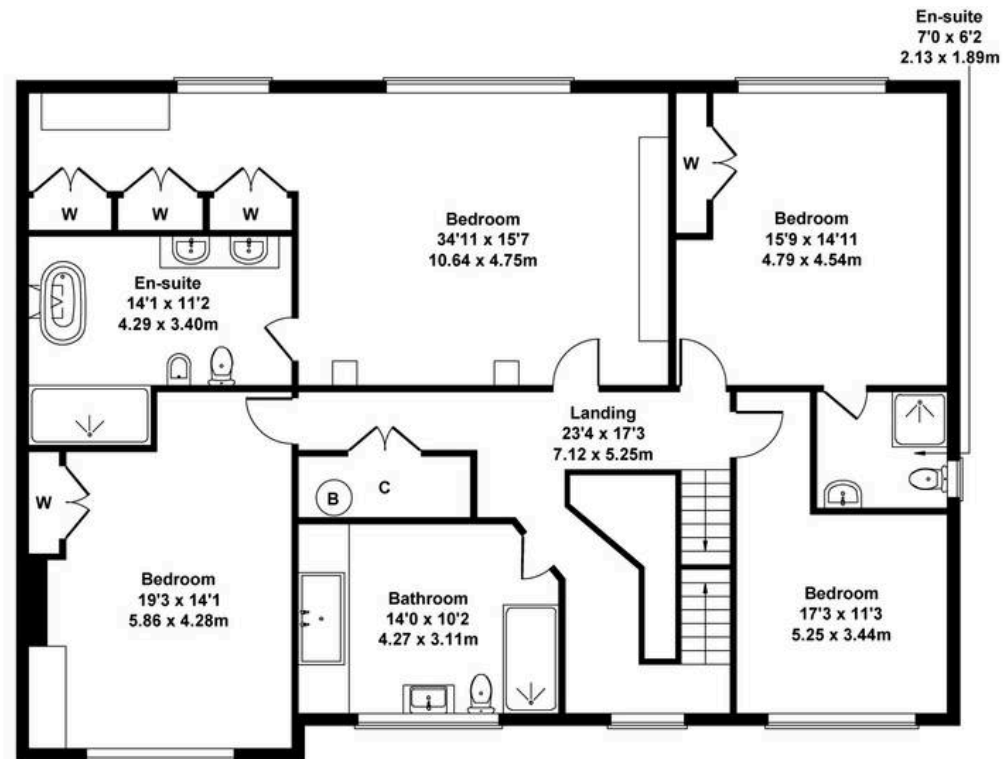




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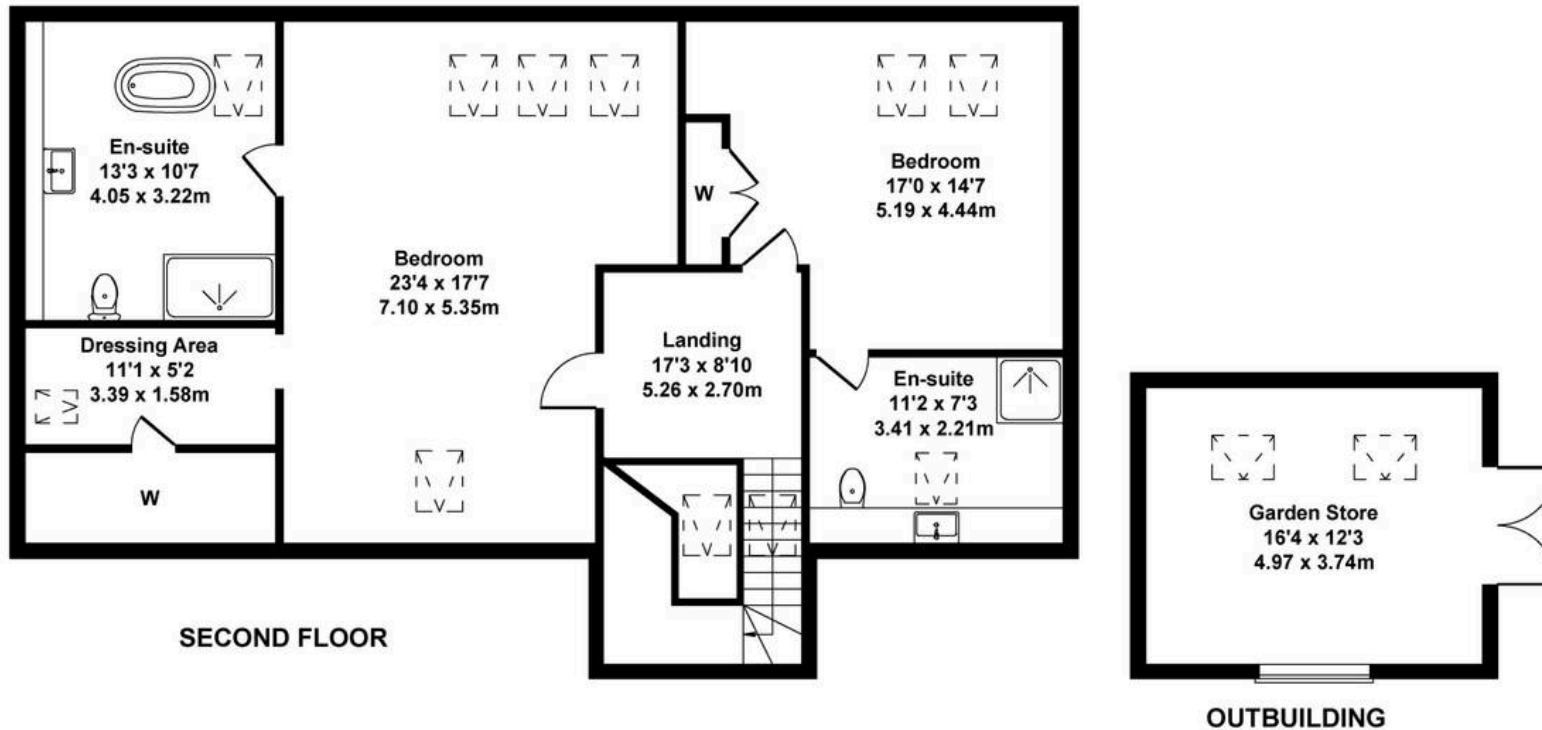
Approximate Gross Internal Area  
5253 sq ft - 488 sq m





## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



Approximate Gross Internal Area  
5253 sq ft - 488 sq m



## Comfort Estates

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Viewing strictly by appointment via Comfort Estates.