



Smiths
your property experts

Elton Gardens

Sutton Bonington

- Beautifully presented detached family home
- Finished to an excellent specification throughout
- High-quality three-zoned living kitchen
- Generous sitting room and a playroom/snug
- Five good-sized bedrooms and three bathrooms
- Private driveway and a detached double garage
- Generous flat lawned gardens and a patio terrace
- Easy access to Nottingham, Derby, and Loughborough

General Description

Smiths Property Experts offer to the market this most exceptional modern five-bedroom home constructed by Messrs William Davis Homes in 2025. The property is a large family home set in a highly regarded Rushcliffe village with excellent amenities, schooling options and commuter access via the M1 motorway link.

The property is finished to an excellent specification, including a high-quality fitted kitchen and PV solar panels, and offers a wealth of modern and bright living accommodation throughout. The plot is excellent, with a detached double garage and a private driveway, park views to the front and generous rear gardens for a home of this modern style.





The Property

Presented in 'as new' condition as one of the landmark larger homes on this small village development in the village. There are PV solar panels, and the property benefits from the remaining 9 years of its NHBC warranty. With a lovely Georgian-esque double fronted façade, the property boasts an impressive 2,400 square feet of living accommodation (approximately) laid across three floors and with the addition of a detached double garage. A central hall leads to three reception rooms, namely a sitting room, a playroom/snug, and a fabulous three-zoned 'living' kitchen to the rear. The kitchen is upgraded to include Smeg appliances and Quartz work surfaces. There is also a useful utility room and a downstairs WC.

Upstairs and laid across the first and second floors are no less than five double bedrooms, three with fitted wardrobes, a family bathroom to the first floor, and a shower room to the second floor. Of particular note is the principal bedroom suite; a large bedroom with fitted wardrobes and separate en-suite facilities.

The Outside

The plot is particularly impressive for a new-build style home, with a pretty park view to the front, a large private driveway and a detached double garage to the front and right-hand side.

To the rear are generous flat lawned gardens. There is a patio terrace to the immediate rear of the house and two sleeper-built raised beds. There is also an outside tap.





Agents Note

There is likely to be a service charge for properties on this development. The commencement date is to be confirmed.

The Location

The property is positioned on the edge of this pretty and sought-after village. Within a short walk of the property is an excellent primary school, a choice of public houses, as well as a post office and village shop. The larger village of East Leake is close by and provides a full host of amenities. There is easy access to Nottingham, Derby, and Loughborough, as well as East Midlands Airport and Parkway Railway Station with direct links to London St Pancras.

Property Information

EPC Rating: A.

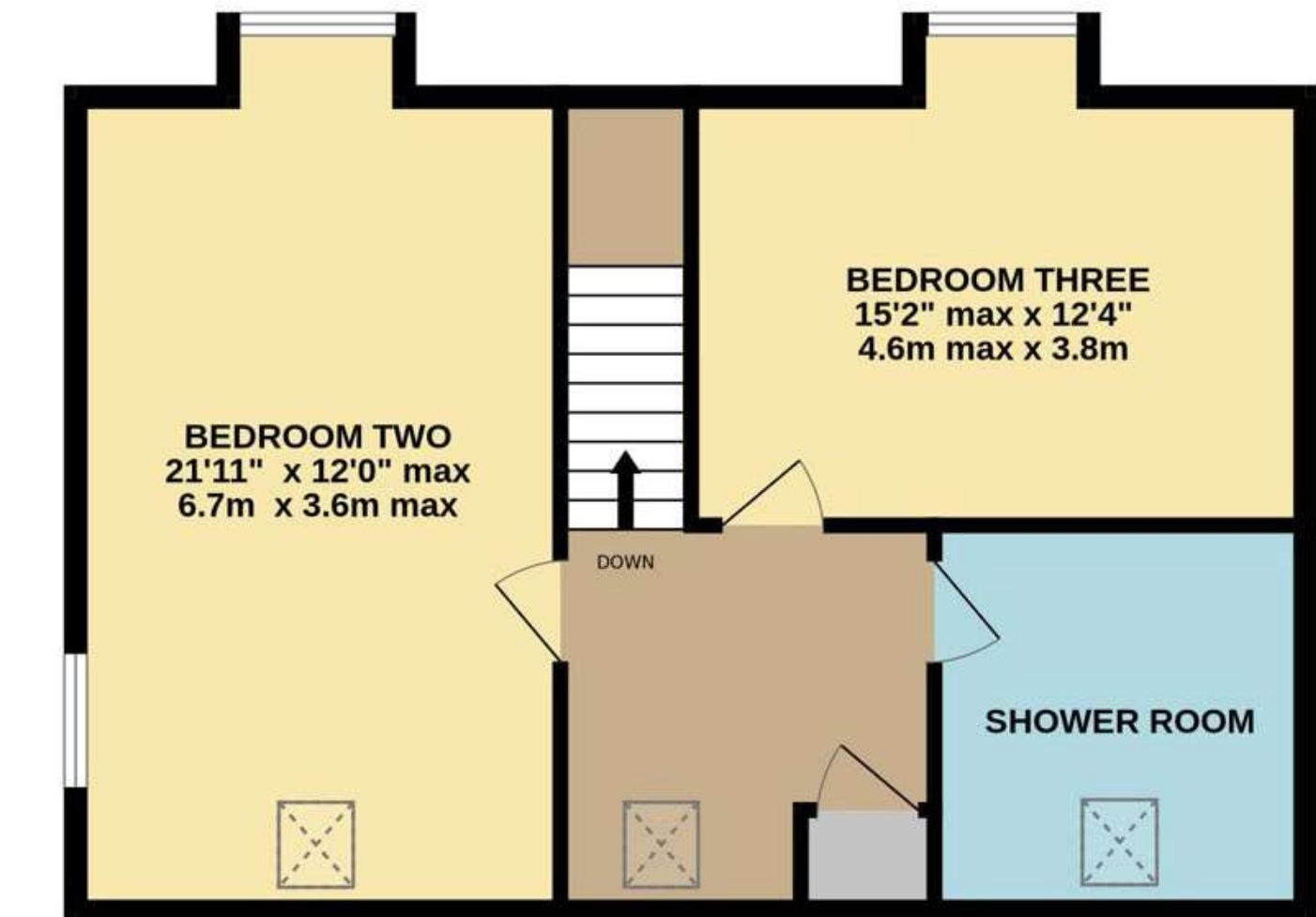
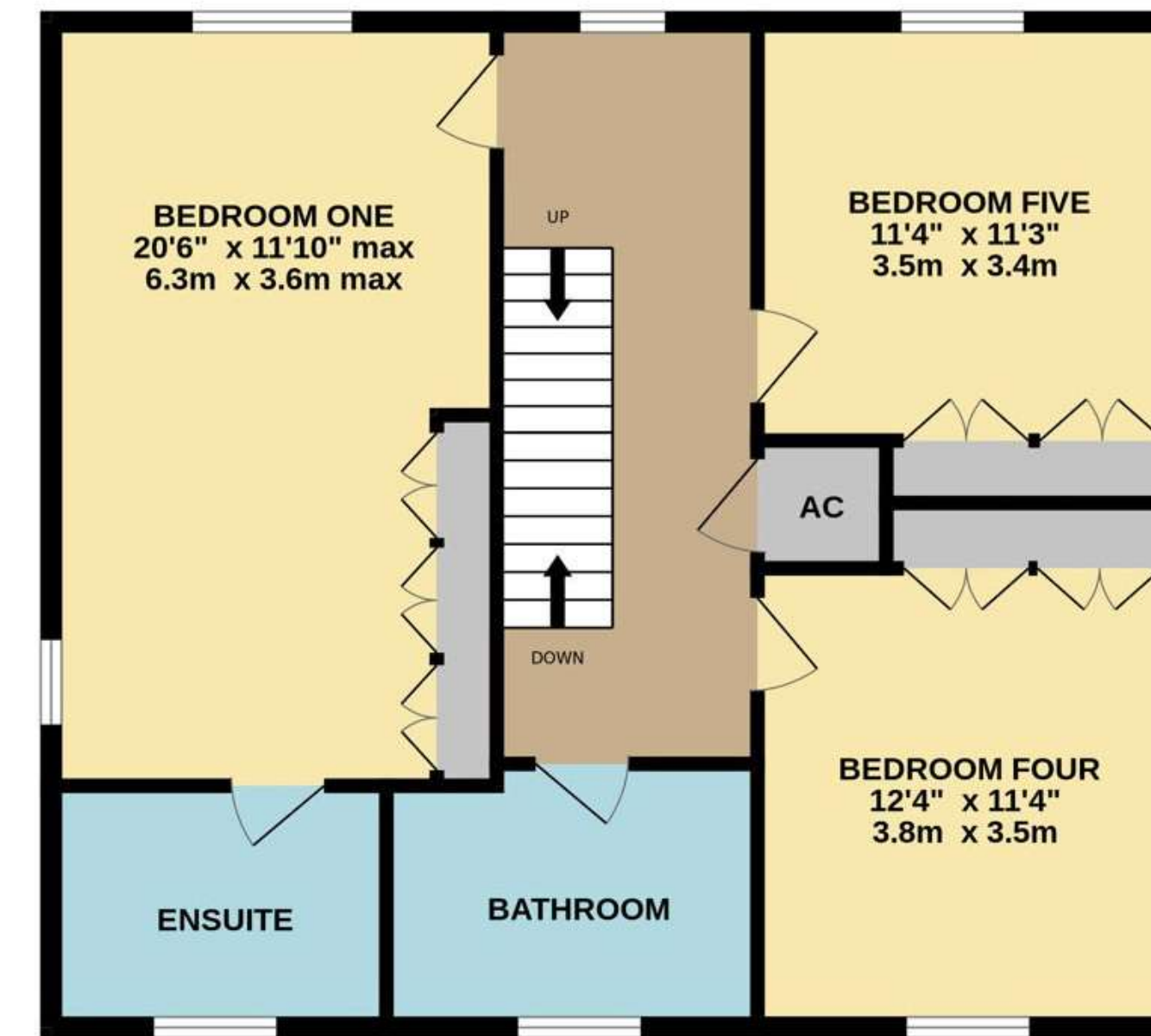
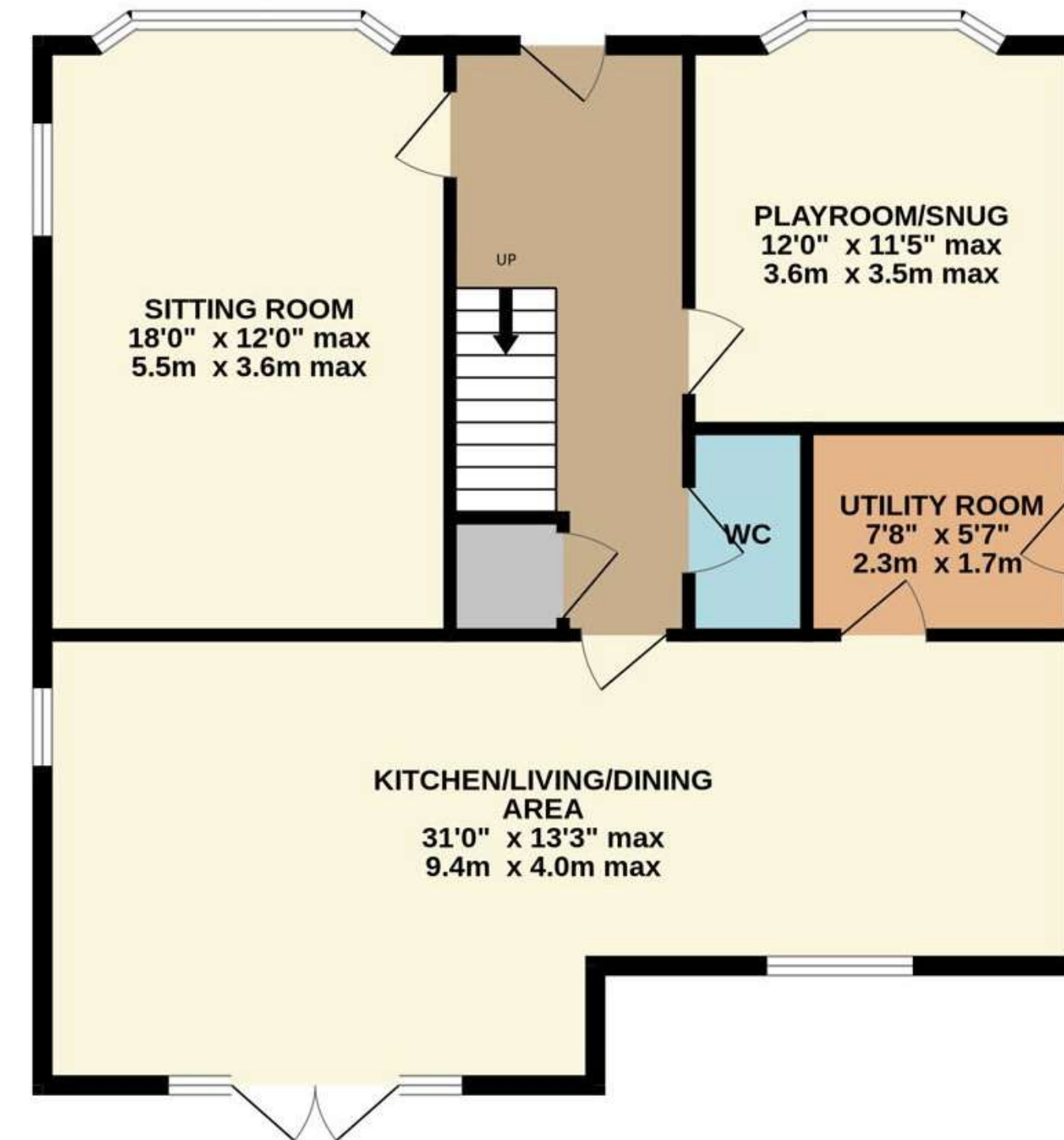
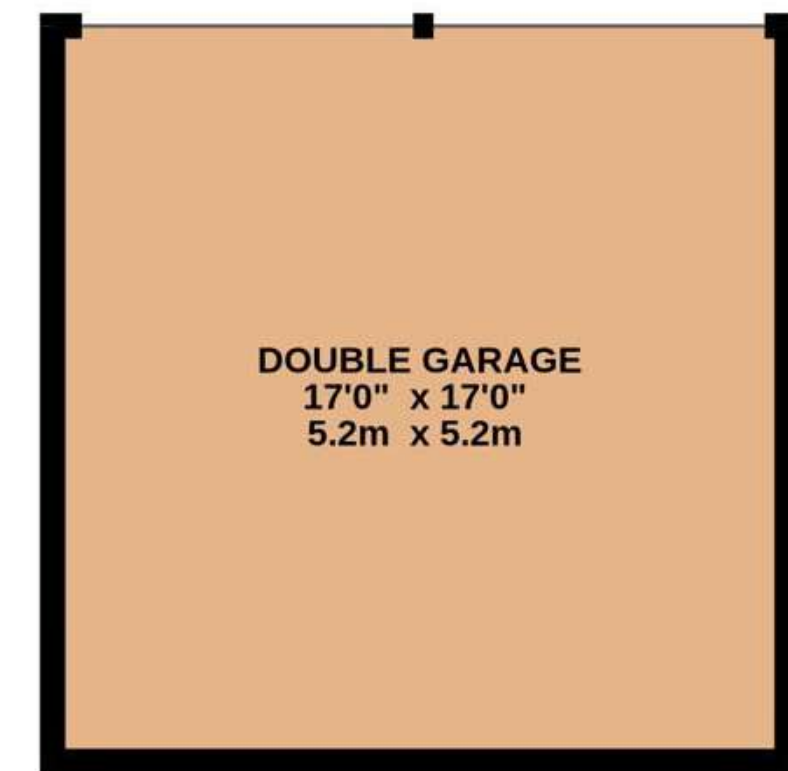
Tenure: Freehold. Council Tax Band: G.

Local Authority: Rushcliffe Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 2624 sq.ft. (243.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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