



Smiths
your property experts

Elton Gardens

Sutton Bonington

- Exceptional detached modern family house
- Built by William Davis Homes in 2025
- Five double bedrooms and three bathrooms
- Open-plan upgraded kitchen with a separate utility room
- Two bay-fronted reception rooms
- Side-by-side driveway and a detached double garage
- Park views to the front and generous rear gardens
- Small development in a charming semi-rural village

General Description

Smiths Property Experts offer to the market this exceptional five-bedroom detached house built by 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 offers a wealth of bright, modern living accommodation and is finished to an excellent specification, including a high-quality fitted kitchen and PV solar panels. The plot is excellent with a detached double garage, a private driveway, park views to the front, and generous rear gardens.





The Property

The property benefits from the remaining 9 years of its NHBC warranty and is presented in 'as new' condition as one of the larger landmark homes on this small development. With a lovely period double-fronted facade, the accommodation measures approximately 2,330 square feet, with living space laid across three floors.

A central hall leads to three reception rooms including a sitting room, a playroom/snug, and a fabulous open-plan living kitchen to the rear. The kitchen is upgraded to include Smeg appliances and Quartz work surfaces. There is a useful utility room and a downstairs WC.

Upstairs, laid out across the first and second floors, are five double bedrooms, including three with fitted wardrobes. There is a family bathroom on the first floor and a shower room on the second floor. Of note is the generous principal bedroom suite with fitted wardrobes and a separate en-suite.

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 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.





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.

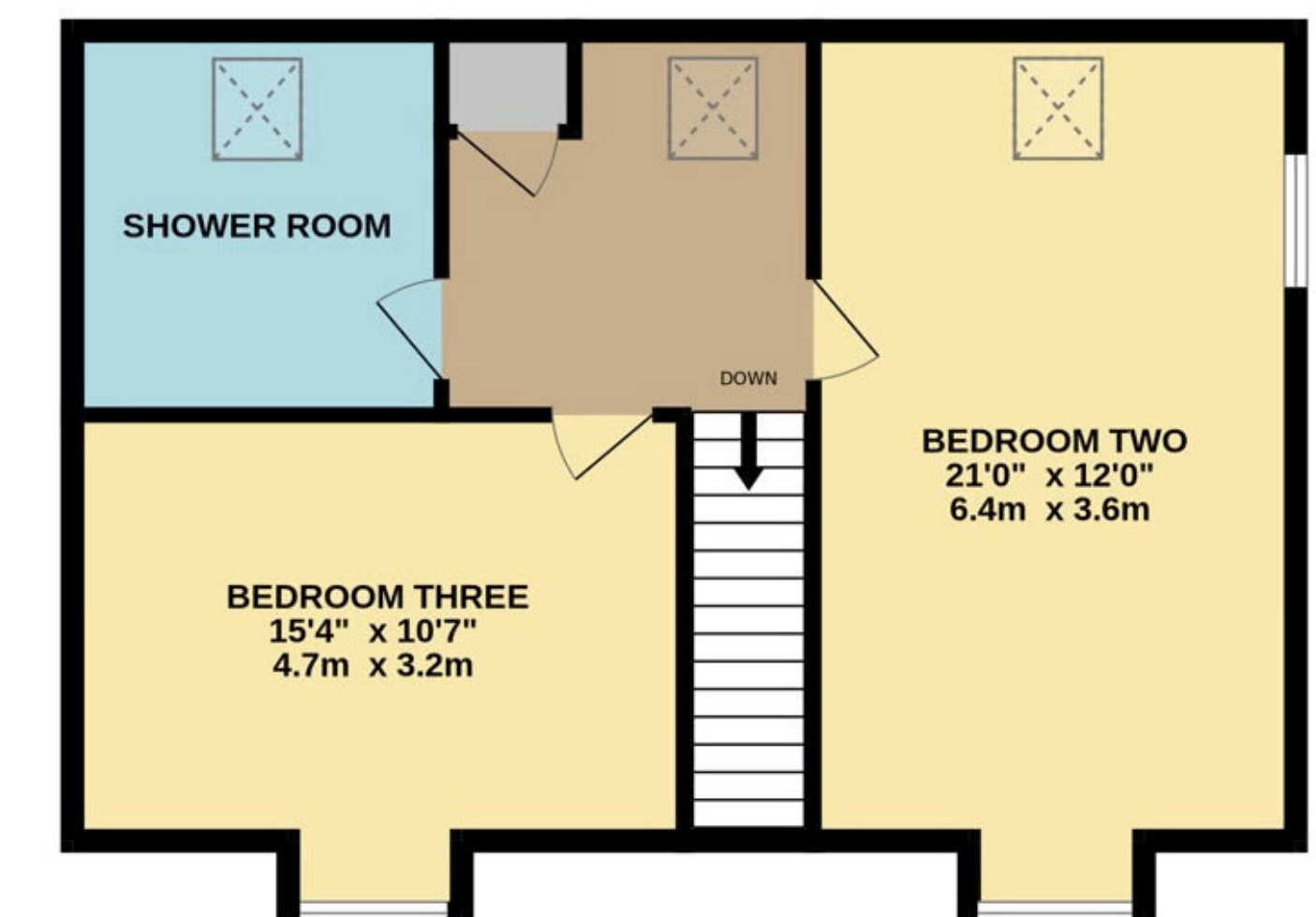
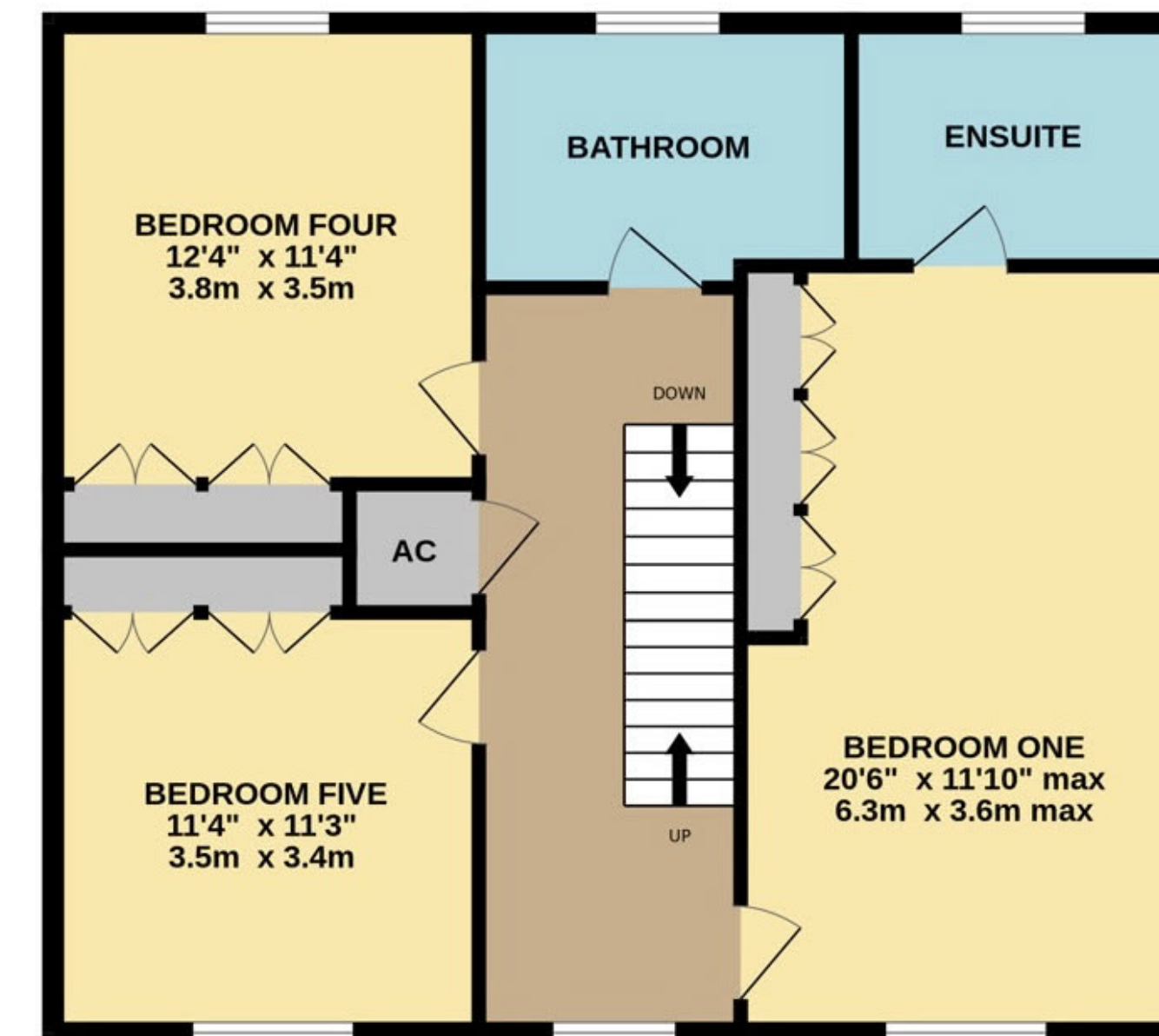
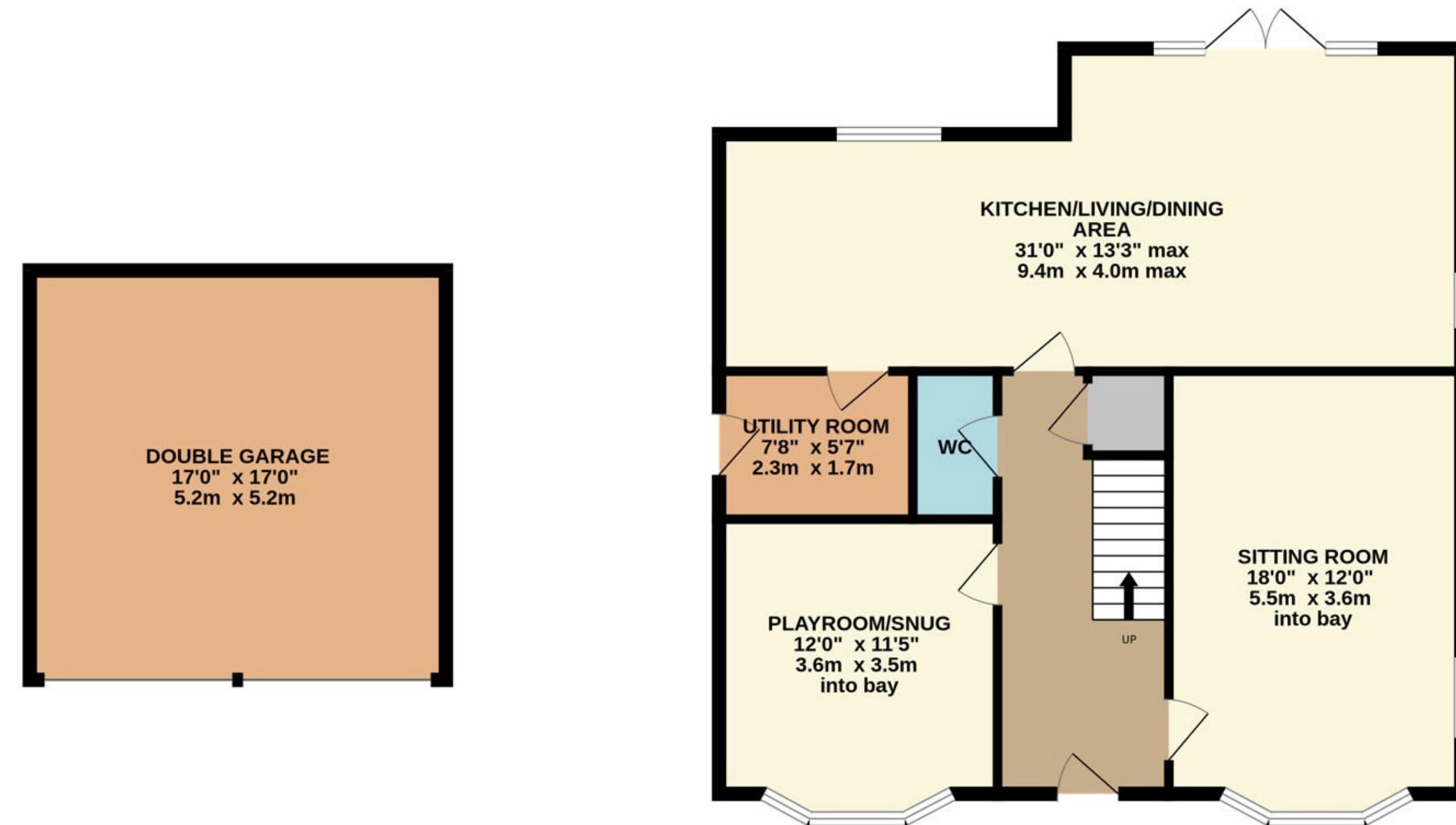
Agents Note

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

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 : 2622 sq.ft. (243.5 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.

Made with Metropix ©2026



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



