



- High Specification Contemporary Detached Residence - Under Construction
- Four Double Bedrooms, Three Bathrooms, Rear Balcony
- Large L-shaped Bespoke Dining Kitchen
- Large, Mature, Southerly-facing Rear Garden
- New Flooring & Carpets Included
- Separate Lounge & Snug/office
- Sought After Avenue Leading Onto Allestree Park & Golf Course
- Viewing Strictly By Appointment

The accommodation on offer briefly comprises: Entrance porch, entrance hallway, lounge, large open plan L-shaped dining kitchen with bi-fold doors onto the patio, a second lounge/snug or great office space, utility room and ground floor cloakroom/WC. To the first floor are four bedrooms, both the master and second bedroom enjoying an en suite and dressing areas, along with the beautiful family bathroom.

Outside, the generous plot provides ample off road parking to the front, complemented by neat lawns and flowerbeds and giving access to the integral garage. To the rear is a large, southerly-facing, mature, landscaped, private garden.

## **Ground Floor**

**Lounge 17' 1" x 11' 10" (5.2m x 3.6m)**

**L-shaped Dining Kitchen 17' 9" x 10' 6" (5.4m x 3.2m) and 5.0m x 2.6m**

**Utility Room 5' 11" x 4' 7" (1.8m x 1.4m)**

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**Snug/Office 12' 2" x 9' 10" (3.7m x 3m)**



**FIRST FLOOR PLAN**  
1/20 @ A1

**First Floor**

**Bedroom One 15' 1" x 17' 5" (4.6m x 5.3m)**

**Bedroom Two 10' 6" x 10' 2" (3.2m x 3.1m)**

**Bedroom Three 12' 2" x 10' 2" (3.7m x 3.1m)**

**Bedroom Four 11' 6" x 9' 10" (3.5m x 3.0m)**

**Family Bathroom 9' 2" x 8' 6" (2.8m x 2.6m)**

**Integral Garage 19' 4" x 10' 2" (5.9m x 3.1m)**

Price: £850000

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**Coming soon**

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