



4 Devonshire Avenue
Beeston, Nottingham NG9 1BS

Offers In Excess Of £2,000,000

A stunning fusion of contemporary architecture
with period style



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Without doubt one of the most outstanding properties currently available in the Nottingham area. A unique, and superior, architect designed residence where 1910 Edwardian architecture and original features meet Contemporary Grand Design Glass Box. This outstanding property is located in Beeston on Devonshire Avenue, one of Nottingham's prime residential locations. Within easy reach of Nottingham city centre via tram and Derby via the A52, Beeston has excellent rail links to London from the local station and is within easy reach of Junction 25 of the M1 motorway and is just 25 minutes from the East Midlands Airport.

Description:

Having been thoughtfully re-designed and re-configured to exacting standards by a local architect, this stunning home has considerable presence, from its original Edwardian architecture to its modern signature copper canopy and rock wall.

Set behind a 2.0M high front boundary wall with Laurel Hedge for complete privacy, in a 0.5-acre landscaped garden with In/Out Drive and electric gates. This thoughtfully designed five/six-bedroom two storey property will simply take your breath away as soon as you enter through the 7.0m high feature entrance hall with its galleried landing and double height bay window, not forgetting the large cloakroom and Carrera Marbled WC.

Off the stunning entrance hall, you will find a large reception room, a home office and a large Cinema Room, with 4K projector and screen and for the complete cinema experience, a Bose Surround Sound system and Star Light Ceiling. When the movie is over, there are bi-fold doors leading to the garden. In addition, to the rear of the property is a large living room, with patio doors onto the garden, and a two-way fireplace through to the formal lounge, open plan living, dining and kitchen area. In keeping with the original Georgian style architecture, the rooms feature large skirting boards, wood panelling and new coving to maintain an authentic traditional feel.

Off the entrance hall to the right, is the doorway to the future. You will be awestruck by this contemporary, multifunctional living space with its 6.0M high ceiling with double height glazing and landing. This is the perfect space for relaxing or entertaining, with a state-of-the-art Sie Matic Designer Kitchen, in charcoal and bronze and also internally illuminated with every conceivable Miele appliance installed, which includes, Miele colour touchscreen ovens, steamer oven, induction and extractor hob, plate warmer, coffee machine, dishwasher and wine cooler and black hot water tap, not forgetting the Kaelo integrated wine server and sink incinerator. You can also bring the outside in through the 6.0 x 3.0m Schuco Bi-folding doors. Throughout the ground floor is underfloor heating. There are even real lime and lemon Tree's planted within the kitchen area.

This amazing home wants for nothing, off the multifunctional living space there is a large utility room and off the utility room is a separate dog room with access to the garden.

On the first floor of the main house, you have four large bedrooms, 3 of which have large, vaulted ceilings, with designer en-suite, each with rainwater shower heads. There is a family bathroom with feature brass bath.

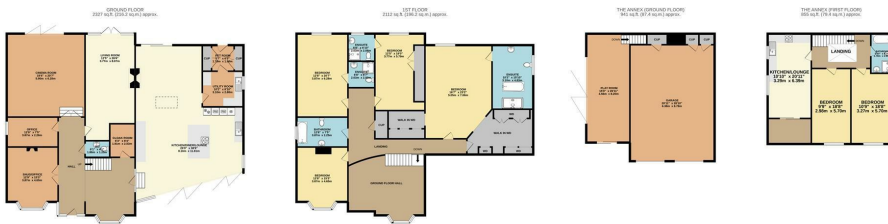
Detached Annex & Garage:

Adjacent to the main property, above the four-car garage, is a two-bedroom flat/granny annex, with living and kitchenette area.

On the ground floor to the side of the garage space, is a garden room/gym space, with underfloor heating and bi-fold doors onto the garden.







TOTAL FLOOR AREA : 6254 sq. ft. (579.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		53	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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