



16 Beedham Way, Alexandra Place, Mapperley Plains, Nottingham
NG3 5TB

Overview

A stunning new build detached four-bedroom property situated in the desirable Alexandra Place.

This ready to move into, this Georgian inspired energy efficient home is spacious and luxurious with all the must haves for modern family life.

Key Features

- Ready to Move Into - Stunning Georgian Style New Build Detached Property with 10 Year NHBC Warranty
- Superb Open Plan Kitchen / Dining / Family Area & Utility, with Integrated Appliances
- Fabulous Floor to Ceiling Windows and French Doors to Garden
- Elegant Sitting Room & Separate Study
- Four Good Size Double Bedrooms, 2 En-Suites and Family Bathroom
- Dressing Area & En-Suite to Master Bedroom
- South Facing Sunny Garden with Patio
- Detached Double Garage with Electric Car Charging Point & Large Driveway
- Energy Efficient Home Saving Money on Your Bills

Accommodation

The Castleton is a stunning new build detached four-bedroom property situated in the desirable Alexandra Place.

Ready to move into, with a Georgian inspired façade, featuring coach lights, ornamental canopy and sash windows, this property offers character from the first glance. This is a spacious and luxurious home which boasts a fantastic open plan kitchen dining family room spanning the whole width of the back of the property, leading out to a sunny garden, impressive master bedroom suite with dressing area and detached double garage.

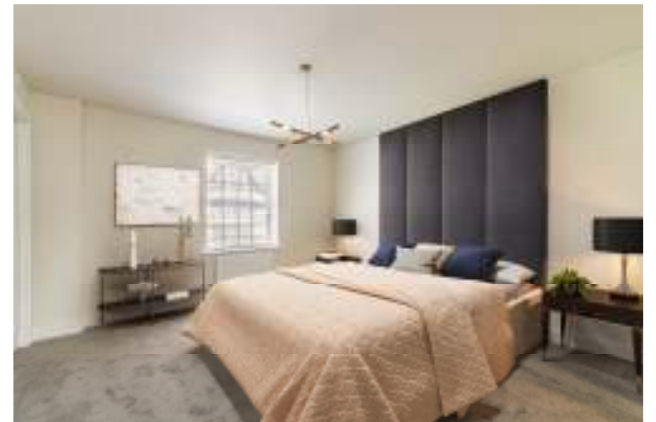
Throughout, the house has double glazed windows and central heating, meanwhile digitally enabled television points are thoughtfully placed at a high level and come complete with pre-wired HDMI cabling. This property has been finished with a range of extras including fitted wardrobes, integrated appliances and high-quality flooring.

The ground floor of the property comprises its own study, elegant living room with contemporary feature fireplace and a downstairs cloakroom with designer sanitaryware. To the rear is where you will find the kitchen, dining and family area which spans the entire width of the property. This is a fantastic flexible open plan space with modern kitchen offering a range of wall and base units and a large breakfast bar island. This flows into a glass-walled bay with French doors overlooking the turfed rear garden, a space ideally suited for a dining table. This sociable room then continues on, with further space for a sofa or snug area to the far end. Just off the kitchen and completing this floor is a separate utility room with plumbing for washing machine and dryer.

Once at the top of the stairs, you will find the master bedroom which features its own dressing area with fitted wardrobes and a designer en-suite with double shower. The remaining three bedrooms are all doubles, one with en-suite, all offering with ample room for storage. The family bathroom has a designer four piece suite, including double ended bath separate shower.

Outside the property boasts a detached double garage and large double driveway with Pod Point electric vehicle charging point. To the front of the property there is attractive planting and the rear garden has a lovely sunny aspect, mostly laid to lawn with a patio for entertaining.

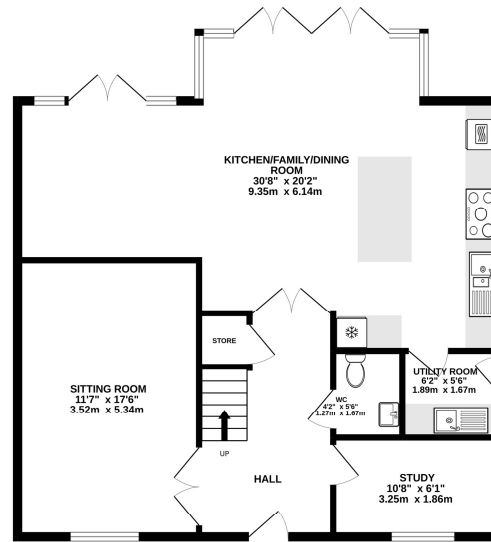
*** Please note some of the photos have been staged with furniture to demonstrate the space in this property. ***



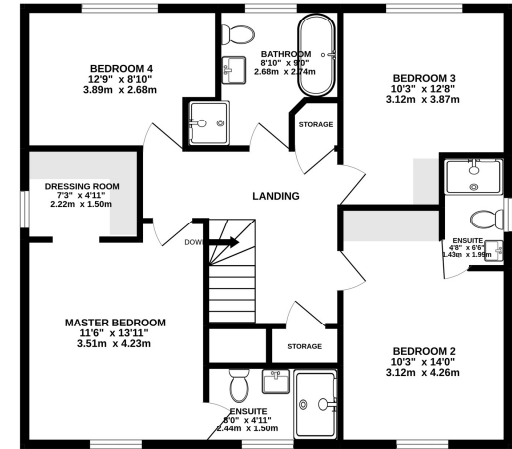


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
909 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA: 1758 sq.ft. (163.3 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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4 Millennium Way, Phoenix Centre
Nottingham NG8 6AS

Tel: 01159 068 074

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