



Fairmont

Edwalton
Nottinghamshire

The Agents

property consultants

Fairmont has been meticulously constructed with exquisite attention to every luxury detail by the award winning developer Guy Phoenix.

Reception Hall | Kitchen Area | Two Sitting Rooms
| Bar Area | Private Office | Dining Room | Steam
Room | Swimming Pool | Walk in Cooler Pantry |
Large Double Garage | Five Suite Bedrooms | Wrap
Round Balconies | Landscaped Gardens | GPS
Electric Gates | Driveway For Multiple Cars | 360
Degree Camera System | Surround System |

FAIRMONT
EDWALTON
NOTTINGHAM
NG12 4DP

Summary

This 5 bedroom suite, magnificent home has 8300 sq ft of impressive accommodation and has an abundance of high end luxury features and technology with the attention to detail second to none. The stunning property has a circular courtyard with a striking water feature and boasts a number of outside seating and dining areas. It also features a double garage, a monitored alarm system, climate control, air conditioning, underfloor heating to ground floor, multiple built in self charging iPads, digital entrance and exit code, GPS electric gates, multiple flat screen televisions, designer furniture throughout, Miele appliances, Fisher and Paykel appliances, a separate bar area and swimming pool with swim fast technology and lounge area. The high standards of this residence must be viewed to appreciate and understand the metaculous attention to detail of this home. This luxurious home is approached via secure GPS electric gates into a turning circle courtyard and driveway with a striking water feature.

Upon entering the property you can not fail to be impressed by the sheer luxury and opulence of this residence, especially with the magnificent feature floating staircase that greets you upon arrival. The impressive ground floor flows with a range of open plan living accommodation perfect for family life and entertaining; Including lounge areas, dining room, children's lounge, private office, utility, downstairs cloakroom and of course the stunning kitchen area. Designed with meticulous attention to detail with Miele and Fisher and Paykel appliances, hardened granite and marble surfaces and resin sinks. There is also a breakfast area, separate bar area and cooled pantry with access to the outside entertaining terrace. Being the luxury home this is, you of course also have a state of the art spa, steam room, changing area, and swimming pool with swim fast technology and relaxing lounge area complex. There is also access to the double garage and plant room.

Rising to the first floor via the magestic handmade floating staircase you have an impressive 360 degree landing which leads to the five stunning bedroom suites with three having access to outside terraces and the remaining two having juliette balconies. All the suites have been designed with no expense spared with tailored soft close wardrobes and drawers, large flat screen televisions, crosswater light showers and

porcelain floor to ceiling tiling in the bathrooms.

The property has an abundance of technology with two control hubs, monitored alarm, 360 degree camera system, flat screen televisions, shoot bolt locking mechanisms, climate control, air conditioning, underfloor heating to the ground floor, los Sonos controlled surround sound system throughout, german insulation alongside acoustic insulation, multiple built in self charging magnetic mounted iPads and digital entrance and exit code which is required upon entry and exit.

This luxury home has been finished to an extremely high standard with designer wallpaper throughout, designer doors and door furniture, bespoke italian light fittings, Grohe brassware and is fully dressed with designer Casa Armani and Eicholtz furniture throughout.

The outside area has a number of seating and dining terraces with built in gas fire, set against a secluded backdrop of mature trees ensuring privacy. A truly outstanding property.

Location

Fairmont enjoys a privileged position set in the affluent suburb of Edwalton. It is perfectly positioned between the popular town of West Bridgford and the open countryside and being just a few miles drive from arguably some of the city's best schools, restaurants, cafes, bars and independent shops makes it a highly desirable area. There is excellent access to motorway, rail networks and East Midland airport.

Services to the Property

All mains are connected as well as a air source heat pump.

Local Authority

Nottingham County Council

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

EPC Rating

Band C















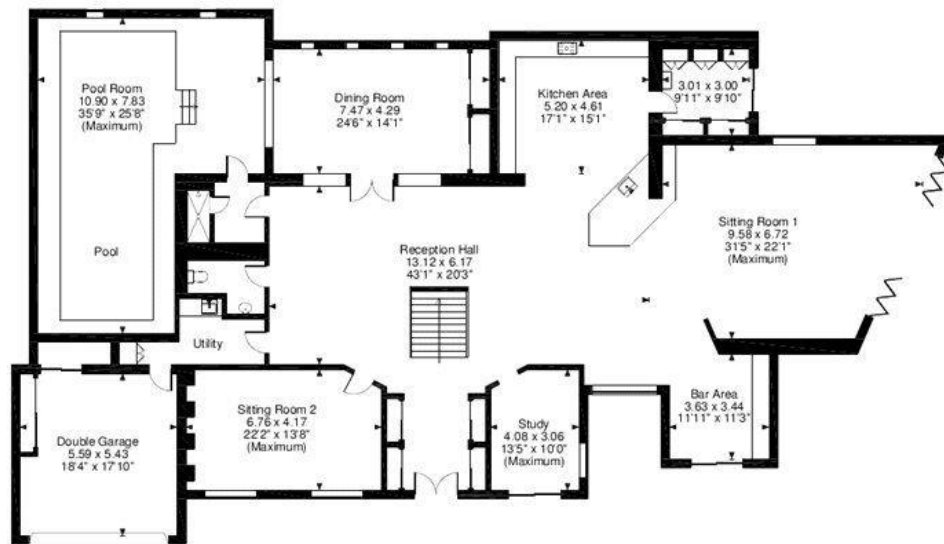


Fairmont, Nottingham

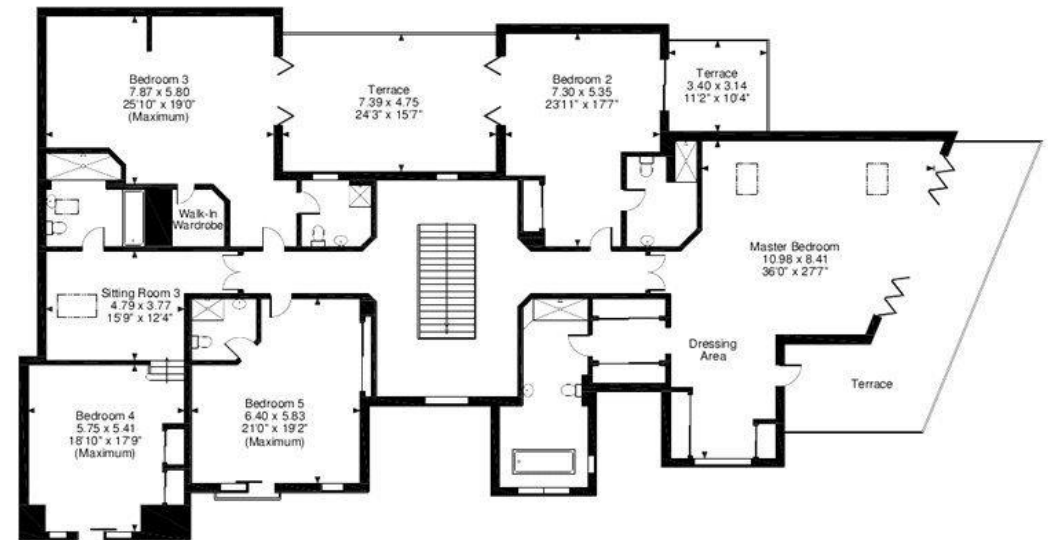
Main House gross internal area = 7,930 sq ft / 737 sq m

Garage gross internal area = 356 sq ft / 33 sq m

Total gross internal area = 8,286 sq ft / 770 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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