



A SUBSTANTIAL SIX BEDROOM FAMILY HOME WITH INDOOR SWIMMING POOL

31 DIGBY AVENUE, NOTTINGHAM

savills

APPROXIMATE THIRD OF AN ACRE PLOT WITH ASPECT OVER MAPPERLEY GOLF COURSE

31 DIGBY AVENUE, NOTTINGHAM

Freehold

Entrance hall ♦ breakfast kitchen ♦ lounge ♦ dining room
♦ sun room ♦ games room ♦ six bedrooms, two with en suites
♦ family bathroom ♦ indoor heated swimming pool with gym area and changing room ♦ integral garage ♦ garden store
♦ EPC rating D

Location

Set in a popular residential location, overlooking Mapperley Golf Course to the rear. The property is well positioned for access to a wide range of shops and services within Mapperley. Accessible for Nottingham city centre which is approximately four miles away and well positioned for public transport links.

Directions

Proceed out of Nottingham city centre on the B684, Woodborough Road. Proceed along Woodborough Road for approximately two miles, turning right onto Westdale Lane. Turn left onto Lambley Avenue and left again onto Digby Avenue. The property can be located by our For Sale board on the right hand side of the road.

Description

An impressive family home offering a substantial amount of living space, totalling in excess of 6,000 sq.ft. Set across two storeys the property has six well proportioned bedrooms with two en suites as well as multiple reception rooms. The lower ground floor is an impressive space for entertaining with a games room as well as an indoor heated swimming pool with gym area.

The property enters through double oak doors into the internal porch leading to the entrance hall. Double doors open into the bright and spacious lounge, fitted with a gas fire and feature surround, with full height windows to the rear elevation allowing in plenty of natural light. The dining room is also fitted with a gas fire with exposed brick surround. French doors from the lounge, dining room and master bedroom open into the sun room, with full height windows taking advantage of the aspect over the rear garden.

The spacious dining kitchen is well fitted with wall and base units, with a stainless steel sink and drainer as well as a central island unit.



Integrated appliances include electric cooker and grill, electric hob and space for dishwasher. The utility is fitted with further base units with sink and drainer as well as space and plumbing for a washing machine and dryer.

There are five well proportioned bedrooms across the ground floor, one of which has an en suite with Jacuzzi bath, hand wash basin, storage units and W.C. There is an additional shower room with shower cubicle, hand wash basin, heated towel rail and W.C. as well as a separate cloakroom with W.C.

To the lower ground floor is a substantial living/games room, with built-in bar area and two sets of sliding doors leading to the rear patio. There are also two storage areas off the games room. The games room leads through to the sixth bedroom with en suite with shower, hand wash basin and W.C.

The superb indoor heated swimming pool sits within a pool house with vaulted ceiling and French doors opening onto the outside decking area. Leading on from the pool area is a gym space with shower room and changing room.

The property sits within a generous plot with a gated in and out driveway to the front and integral double garage with electric roller door. The glorious rear garden is well landscaped with a substantial patio area adjoining the property and steps down to the lawn and decking that adjoins the swimming pool. The garden is exceptionally well presented with mature flowerbeds and a private patio. There is a garden room accessed off the patio with useful storage space as well as kitchen facilities and W.C.

Services Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills.



FLOORPLANS

Main House gross internal area = 5,745 sq ft / 534 sq m

Garage gross internal area = 256 sq ft / 24 sq m

Garden Room/Storage gross internal area = 208 sq ft / 19 sq m

Total gross internal area = 6,209 sq ft / 577 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8252477/MSZ

Savills Nottingham

nottingham@savills.com

0115 934 8020

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 160504CB

