



BAY WILLOW HOUSE CARRIAGE CLOSE, NOTTINGHAM

SET WITHIN AN EXCLUSIVE DEVELOPMENT OF 11 CONTEMPORARY NEW HOMES. BAY WILLOW HOUSE IS A STUNNING, ECO-FRIENDLY, FIVE BEDROOM DETACHED FAMILY HOME, POSITIONED BEHIND THE PRIVATE, GATED SECTION OF THE DEVELOPMENT.

Description

Carriage Close is a recently completed, exclusive development of 11 properties, set within the Mapperley Park conservation area, approximately 1.5 miles from Nottingham city centre. The development was a regional finalist in the LABC excellence awards and has been built to exacting standards with notable consideration given to the energy efficiency of the properties. All homes within Carriage Close feature high specification fixtures and fittings throughout, with aspects such as zonal under-floor heating, alarm system, CCTV with mobile monitoring, Sonos sound systems, Triple glazing, Cat 6 wiring, fitted satellite dish & aerial points, iPad control centres, solar panels with a government feedback tariff and air source heat pumps provided to all properties as standard.

The generous accommodation is split across three storeys with the ground floor comprising; a sitting room to the front aspect with bay window and a superb kitchen / family room sat to the rear of the property, boasting a glazed seating area with a roof lantern and a full width bi-fold door. A range of white high gloss units with granite work surfaces make up the fitted kitchen with a central chefs island and high quality integrated appliances to include a 5 burner induction hob, a Caple wine cooler, Samsung American fridge freezer, an AEG extractor fan and a set of four AEG electric ovens.

There is a separate utility room off the kitchen with space and plumbing for further appliances and a ground floor W.C. accessible off the entrance hall.

Stairs ascend from the entrance hall to the first floor which holds four good sized bedrooms including an en suite bedroom to the front of the property. There is a modern four piece family bathroom suite, benefitting a separate shower cubicle with rain shower head, a fitted bath, wall hung W.C & wash hand basin, a chrome towel rail and fitted television. At second floor level sits the master bedroom with a dual aspect view via the Dormer windows and a three piece en suite shower room, in addition to a separate walk-in wardrobe accessed off the landing.

Outside

A block paved drive to the front of the property provides ample off street parking, in addition to the integral single garage with up and over electric doors. The landscaped, south west facing rear garden is predominantly laid to lawn with an Indian sandstone patio area off the kitchen/family room.

Tenure

Freehold

Services

Mains electricity, drainage and water are understood to be connected to the property.

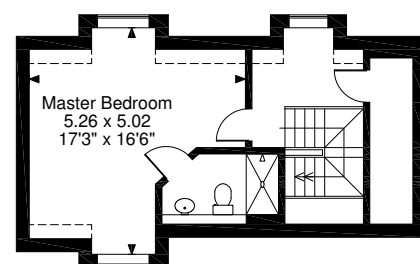
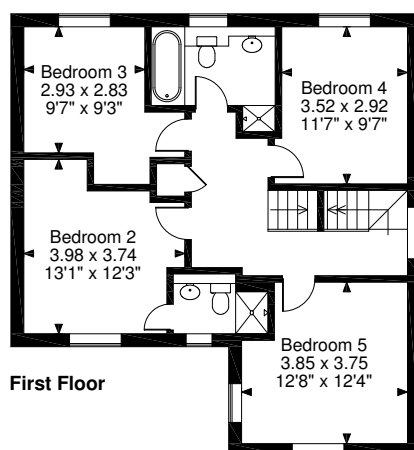
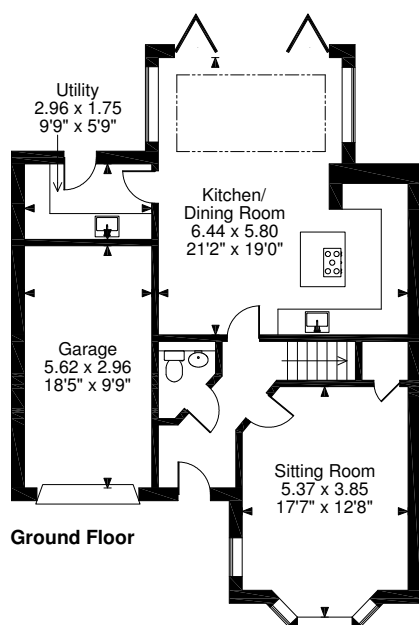
Viewing

Strictly by appointment with Savills.





Carriage Close, Nottingham
Main House gross internal area = 1,928 sq ft / 179 sq m
Garage gross internal area = 179 sq ft / 17 sq m
Total gross internal area = 2,107 sq ft / 196 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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