



FindaProperty

February 25, 2010

Free with the Long Eaton Recorder



HOT PROPERTY

Stylish home with under floor heating Page 2

ALSO INSIDE



Expert advice: Prepare to weather the next big freeze

Page 3



Quality is the key to add value to a house: Add value to your home

Page 5



Spring shades make their mark on interiors

Page 7

findaproperty.com is part of our local family | Evening Post | thisisnottingham.co.uk



Agents present superior property

THE quality and construction of this property have created quite a stir at selling agents Robert Ellis – their sales details use words like ‘exceptional’, ‘unique’, ‘high quality’ and ‘exquisite finish’.

There is, to be fair, much to impress. Built just two years ago, this attractively designed residence has stylish accommodation with little additions to make life easier for its occupants. For instance, the ground floor has under-floor heating – no radiators to spoil furniture arrangement; an integrated vacuum system and a kitchen straight out of a TV advertisement.

So, just what does the agent say? “This is an exceptional three double bedroom detached family home that offers extensive accommodation coupled with a high quality finish and contemporary features. Tucked away on a pleasant residential side street, it is close to local amenities and schooling.”

Ground floor rooms are either tiled or have wood flooring, giving a clean contemporary feel. The main reception hallway is the hub from which most of the accommodation is reached – the first room being the family room. Surprisingly, there are several reception rooms including a sitting room, a lounge and a garden room. There is also a useful ground floor shower room. The lounge has a feature mirrored wall while the garden room has French doors opening out onto the patio.



REAR VIEW: The back garden of 8 Bradshaw Street, Sawley, Nottingham, with the French doors to the outside from the aptly named garden room.

factfile

WHERE: 8 Bradshaw Street, Sawley, Nottingham NG10 3GT
TYPE: Three double bedroom detached
PRICE: £315,000
DETAILS: Two-year-old house with high quality finish
AGENT: Robert Ellis
PHONE: 0115 946 1818

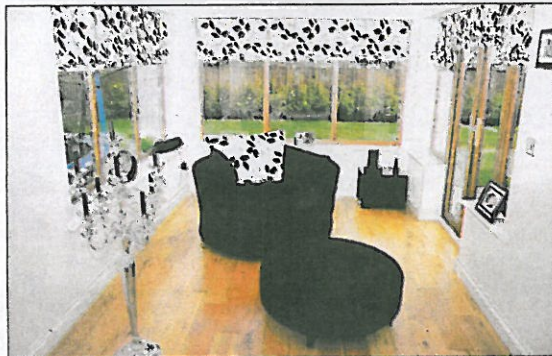
Features of the breakfast kitchen are numerous but everything centres around sociability – there is even space for a sofa on the opposite side of the working area. The kitchen has high gloss Porcelain tiling, modern units with plenty of working space, an inset circular sink, built-in five burner gas hob with extractor, double Siemens oven, and an integrated dishwasher. The arrangement provides room for stools to be placed on the opposite side of the working area. And with French doors that open to the garden, dining al fresco is also on the cards.

On a practical note, there is also a useful utility space off the kitchen so items such as a washing machine and dryer can be squirrelled away.

Accommodation continues on the first floor, where a landing leads to three good-sized bedrooms and the family bathroom. The master bedroom has a dressing area and en suite bathroom, while the family bathroom has high quality tiling.

The property is set back from the road behind a walled frontage and an in-out driveway. There is an integral garage. The rear garden is mainly lawned but has a paved patio area.

Mark Philpott of selling agents Robert Ellis said: “This is an individual home built by Jowett Builders who have a reputation on the West side of Nottingham for building high quality properties. Viewers will be pleasantly surprised by its sheer size.”



COSY SET-UP: Snug garden room area, left, which is part of the larger lounge, pictured right, with attractive and easy to keep clean wooden flooring



LOOKS GOOD: Left, the contemporary kitchen with breakfast bar and double doors to the outside, and right, a second lounge area with feature mirror