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## MODERN CLASSIC

Contemporary comfort in Victorian style **Page 2**

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# New built home in Victorian style

It may be a new-build built in Victorian style in an established area of Beeston, but you would be forgiven for thinking this was a good quality conversion or refurbishment.

This week, we take a closer look at Elm Lee, a four/ five bedroom house in Beeston.

The house, a four, potentially five-bedroom detached house is new build and has been built by local builders, P S Maltby.

It blends traditional sash-style joinery, brick, stone lintels and traditional slate with contemporary internal fittings and fixtures to create a contemporary internal design.

The three-storey accommodation has an impressive central staircase and well planned accommodation.

On the ground floor, it has an entrance hallway, a lounge, separate dining room and study/morning room and breakfast/ living kitchen, as well as a dining/ seating area to the rear, and an adjoining utility and cloakroom/WC.

Solid oak doors, under-floor heating and oak laminate are features of some of the reception rooms, as are feature fireplaces.

A lovely family space is the living/ breakfast kitchen.

The kitchen area is contemporary and includes AEG appliances.

It has a central island unit with Quartz work surfacing and inset

kitchen



**MODERN LOOK:** A new-built home with a Victorian feel to it.

dual induction hob and twin single ovens.

There are loads of extras added to the kitchen to make life easier including a dishwasher, in-sink aerator 'steaming hot water tap' (boiling temperature), barbecue grill with Lava Stones and 36cm wok burner. There is also an integrated microwave and side-by-side American fridge freezer with an ice and chilled water dispenser.

To the first floor is an impressive master bedroom suite with dressing room and double en suite, there are two further bedrooms and impressive master bathroom with free-standing tub and shower.

The second floor bedroom suite provides a bedroom with en suite shower and omni bath, as well as a dressing room and a further storage room.

The agent says there is enough



living room

factfile

**WHERE:** Elm Avenue, Beeston  
**TYPE:** Four-bed detached  
**PRICE:** £745,000  
**DETAILS:** New build  
**AGENT:** Robert Ellis Beeston  
**PHONE:** 0115 922 0888

bedroom



bathroom



space on this floor to create two bedrooms.

Elm Lee stands in a corner position in St John's Grove conservation area in the centre of Beeston.

Its driveway, garaging with coach house/ room over and enclosed lawn gardens are all accessed via an intercom system. The gardens are well established and create a lovely backdrop to this super family home.