

ELMBECK HOUSE & BEECHBANK HOUSE

High Court Drive, Bunny Lane, Keyworth, Nottinghamshire NG12 5JW



ELMBECK HOUSE

BEECHBANK HOUSE

ABOUT KEYWORTH: Keyworth is a small but friendly community village, highly sought after due to its attractive hilltop location and stunning rural views. The village benefits from sitting just seven miles from Nottingham making it a popular option for professional commuters. Keyworth is served by several primary schools as well as the South Wolds secondary school. The village benefits from three good shopping areas at The Parade, Main Street and The Square. Shops include a post office, supermarket, hardware stores, pharmacy, general convenience stores and service businesses including a hairdressers and dry-cleaners. Residents will also have access to a choice of two dental practices and a health centre, as well as two veterinary centres. From a leisure perspective the popular Keyworth Leisure Centre offers a swimming pool as well as gym and sports hall facilities.



VIEW FROM THE MASTER BEDROOM

ELMBECK HOUSE & BEECHBANK HOUSE ARE TWO 5 BEDROOM DETACHED HOUSES DESIGNED BY MEADOWVIEW HOMES AND COMPLETED TO AN EXCEPTIONAL STANDARD IN A DESIRABLE VILLAGE LOCATION.

FULL DESCRIPTION: Elmbeck House & Beechbank are part of an exclusive development of nine executive homes tucked away on the edge of the village of Keyworth. The development benefits from open farmland views and larger than average plot sizes. These brand new properties briefly comprise of: reception hallway, lounge, well-proportioned living kitchen, dining room, downstairs cloakroom, utility room, good-sized family bathroom and five bedrooms. The master bedroom features an en-suite bathroom and dressing area and the fifth bedroom also features an en-suite bathroom. The property is completed with a spacious, detached double garage. The gardens are landscaped to the front, side and rear of the property.

Each house has under-floor heating to all areas with individual room thermostats. There is programmable scene lighting to all the main areas (lounge, kitchen, dining room, hallway, landing and master bedroom) and scenes can be recalled with a single press of a button. The house has been wired for the option of a multi-room music system that can be installed throughout the house and discussed with the purchaser if desired.

Viewing is highly recommended, further details available from www.meadowviewhomes.co.uk.

GROUND FLOOR: With front entrance door opening into an impressive reception hallway and oak staircase rising to the first floor and separate doors leading to the living room, dining room and study. There is also a further door leading to the:

GUEST'S CLOAKROOM: With a two piece suite in white and comprising of a low flush WC, pedestal wash hand basin, half tiling to walls.

LIVING KITCHEN & DINING AREA: 24.6 x 15.09 (7.5m x 4.6m) This fantastic area of open plan living space really is all a family could want from their new home. The space encompasses the main area of the kitchen which has double glazed windows to the rear that look out onto the rear garden & double glazed French doors that open out to the rear garden. The kitchen will be fitted with extremely high specification wall and base units with a central island, granite work surfaces, a full length fridge and freezer, induction hob, double oven, wine cooler, integrated dishwasher, sink unit & tiled flooring. The kitchen area leads to the open plan dining area with double glazed French doors leading out into the back garden, this dining area provides the ideal space for family dining or to entertain friends. This open plan area is further enhanced as the dining area leads onto the family room which is a perfect space for the whole family to relax in.



FAMILY ROOM: 14.43 x 13.13 (4.4m x 4m) With double glazed French doors opening onto the rear garden, TV aerial point and double doors leading to the:

LIVING ROOM: 14.43 x 21.33 (4.4m x 6.5m) With TV aerial point, a feature fireplace surround, set within a brick recess and two windows that overlook the side of the house.

UTILITY ROOM: 10.2 x 8.86 (3.1m x 2.7m) With double glazed doors that lead to the side of the house, the utility room can also be accessed from the kitchen and is good size and useful addition to the kitchen area. It contains a range of wall and base units and has plumbing for a washing machine and a tumble dryer.

STUDY: 11.48 x 10.82 (3.5m x 3.3m) With access from the hallway and a large double glazed window that overlooks the side of the house, this larger than average study provides space for any family member. There is also a door that leads from this room to the:

DOUBLE GARAGE: 17.39 x 17.39 (5.3m x 5.3m) With up-and-over door and access to the garage also through from the study, this very spacious double garage completes the layout of the ground floor.



FIRST FLOOR

MASTER BEDROOM SUITE: 17.39 x 17.39 (5.3m x 5.3m) With double glazed window to the front elevation and views over the neighbouring fields this large bedroom space has a TV aerial and telephone point & this area leads to a:

DRESSING AREA: 11.48 x 6.56 (3.5m x 2m) With Velux window and built in wardrobes and an area that leads to the:

ENSUITE SHOWER ROOM: 7.55 x 6.56 (2.3m x 2m) With a contemporary suite comprising: shower cubicle, wall mounted wash hand basin and low flush WC.

FAMILY BATHROOM: 9.84 x 7.22 (3m x 2.2m) With double glazed window to the side elevation, a four piece suite comprising: free standing bath, shower cubicle, pedestal wash hand basin, low flush WC.

BEDROOM TWO: 10.49 x 14.43 (3.2m x 4.4m) With a double glazed window to the rear elevation this large bedroom stands at the back of the house.

BEDROOM THREE: 13.13 x 9.51 (4m x 2.9m) With double glazed window to the front elevation affording views over the rear garden.

BEDROOM FOUR: 14.43 x 14.43 (4.4m x 4.4m) Another large bedroom with double glazed windows to the rear of the property and overlooking the back garden.

BEDROOM FIVE/GUEST BEDROOM: 14.43 x 12.79 (4.4m x 3.9m) With double glazed windows to the front elevation & superb views over the fields in front of the house this large bedroom also has its' own:

ENSUITE SHOWER ROOM: 6.88 x 3.93 (2.1m x 1.2m) Having a three piece suite comprising: wet cubicle, pedestal wash hand basin, low flush WC.

FLOOR FINISHES: The hall, living room and family room floors will all be laid with wooden floors. The bathroom and toilet areas will be tiled and all other areas carpeted.

OUTSIDE AREA: To the front of the property there is a block paved drive providing parking for several vehicles. To the rear there is a fully enclosed garden, laid mainly to lawn.

The Image of Elmbeck & Beechbank House are computer generated only and in line with our desire to continuously improve our developments, we reserve the right to alter the layout, building style and landscaping at any time. The kitchen and bathroom finishes show the quality of materials used in other Meadowview Homes and we will be happy to discuss these finishes and details with you. All dimensions are approximate at this stage. For specific questions or queries please do not hesitate to contact us.

ATTENTION TO DETAIL

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