

**Rex Gooding**



**103 Nicker Hill, Keyworth, NG12 5EB**

**Guide Price: £1,800,000**

This remarkable new build eco-home represents the pinnacle of contemporary luxury living, encompassing 4210 square feet of meticulously crafted accommodation positioned on the prestigious Nicker Hill in Keyworth. This architectural masterpiece showcases exceptional attention to detail through its handmade brick construction, natural stone window surrounds and sills, and traditional clay roof tiles that blend seamlessly with the surrounding landscape. Upon entering through the magnificent reception hall, visitors are immediately struck by the dramatic triple-height glass-fronted vaulted ceiling that floods the space with natural light, while the feature staircase creates an elegant architectural statement as it sweeps gracefully to the upper floors.

Built to exceptional eco-home standards, this residence incorporates cutting-edge environmental technology including comprehensive underfloor heating powered by an efficient air source heat pump system and advanced solar panels with integrated battery storage that not only significantly reduce energy consumption but also provide energy independence and potential off-grid capabilities. The sophisticated smart home automation system seamlessly integrates heating controls, multi-room sound system, electric gate intercom, and intelligent lighting throughout, all manageable from a single interface that includes monitoring and control of the solar energy system. This commitment to sustainable living offers substantial long-term savings on energy costs while providing backup power security and dramatically reducing the property's carbon footprint.

The heart of the home lies in the spectacular open-plan kitchen, dining, and living space that spans the entire width of the rear elevation, flowing effortlessly through two sets of sliding doors onto an expansive porcelain-tiled patio and beautifully landscaped rear garden. Practical considerations are expertly addressed through a generously proportioned utility room with convenient side door access, alongside a well-appointed downstairs WC and cloakroom, while two substantial reception rooms accessed directly from the impressive entrance hall provide flexible spaces for both formal and informal entertaining.

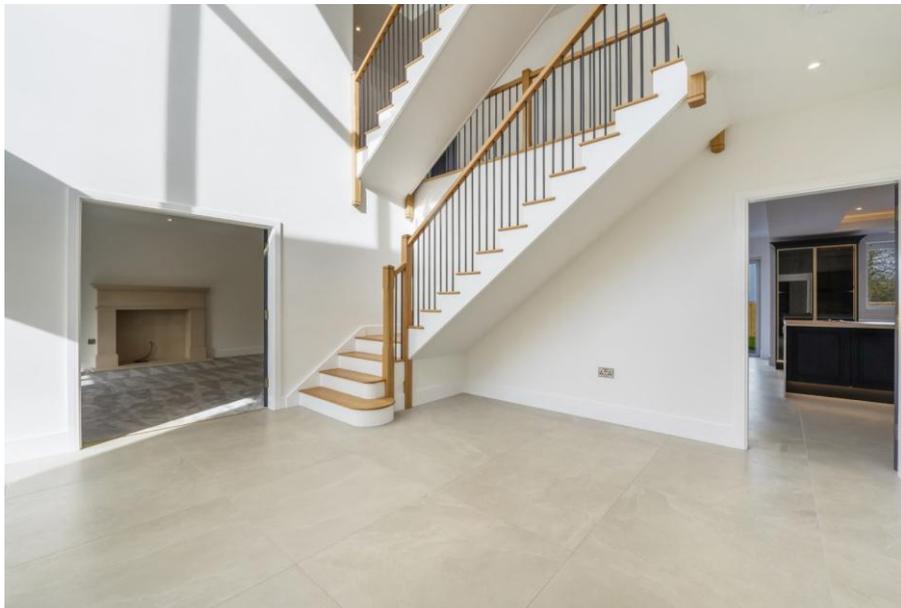
The accommodation extends across multiple floors with four luxurious ensuite bedrooms, including a master suite that features an expansive dressing room and sumptuous bathroom, while two additional bedrooms are complemented by a family bathroom on the second floor. All bathrooms are appointed with premium Hansgrohe and Roca fixtures and fittings, ensuring the highest standards of quality and design consistency throughout, while sleek aluminium seamless guttering and downpipes maintain the clean architectural lines. This extraordinary residence represents a rare opportunity to acquire a home that combines innovative technology, sustainable design, and luxurious living in one of Nottinghamshire's most sought-after locations.

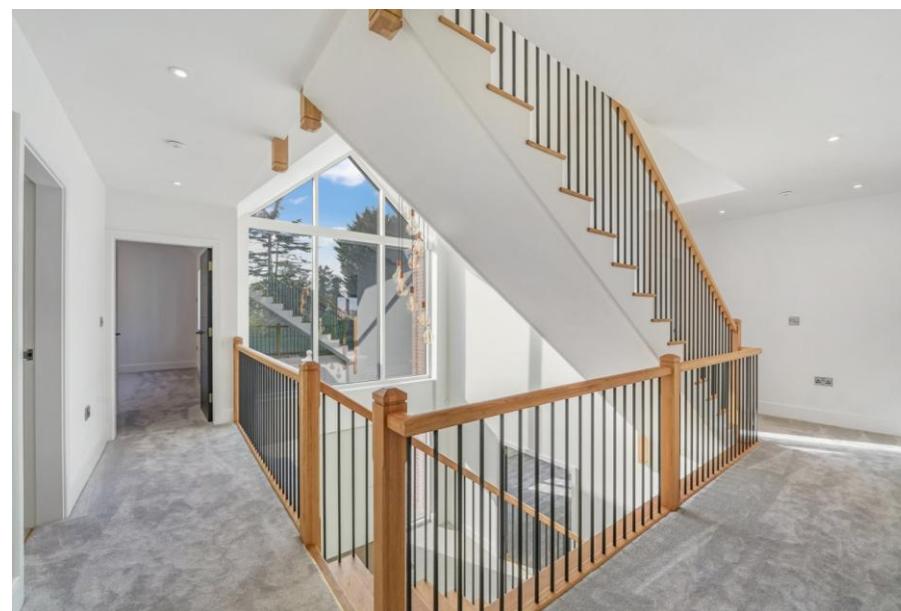
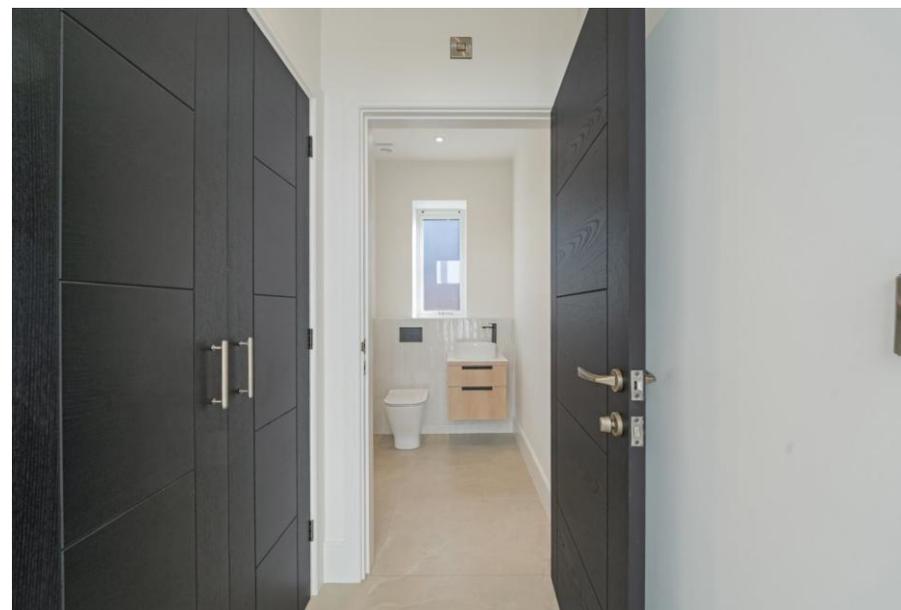
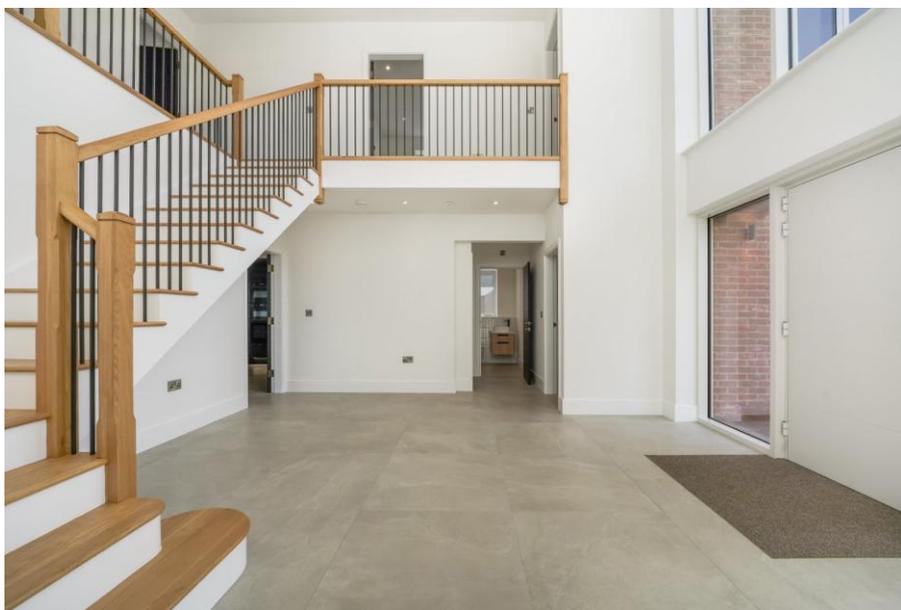
N.B Internal photographs are of the show home which is now sold. Internal photographs of 103 Nicker Hill to follow.

### **Accommodation & Amenities**

- A stunning 4,210 sq ft new build eco-home on prestigious Nicker Hill, Keyworth, crafted with handmade brick, natural stone surrounds, and traditional clay roof tiles.
- A dramatic triple-height, glass-fronted vaulted entrance hall with a sweeping feature staircase sets an immediate tone of architectural grandeur.
- Built to exceptional eco standards with an air source heat pump, underfloor heating, solar panels, and battery storage offering energy independence and off-grid capability.
- A fully integrated smart home system controls heating, multi-room audio, electric gates, and lighting — including real-time solar energy monitoring — all from a single interface.
- The spectacular open-plan kitchen, dining, and living space spans the full rear elevation, opening via sliding doors onto a porcelain-tiled patio and landscaped garden.
- Four luxurious ensuite bedrooms, including a master suite with dressing room, all finished with premium Hansgrohe and Roca fixtures throughout.







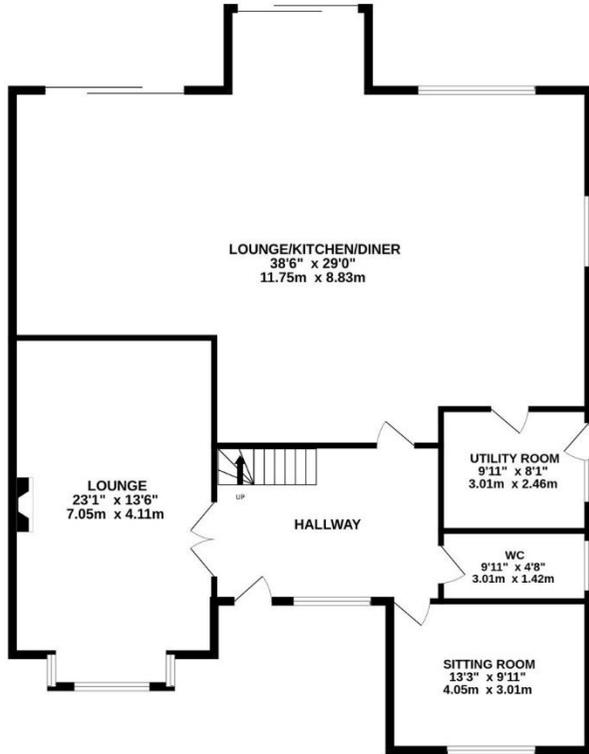




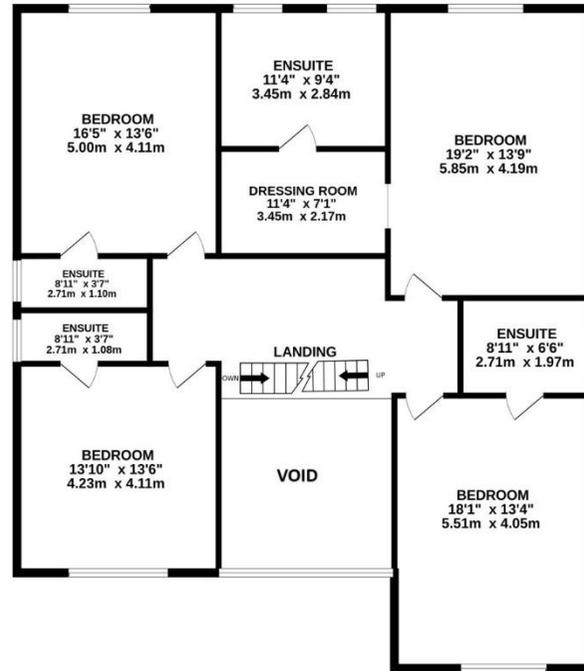




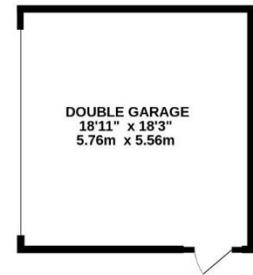
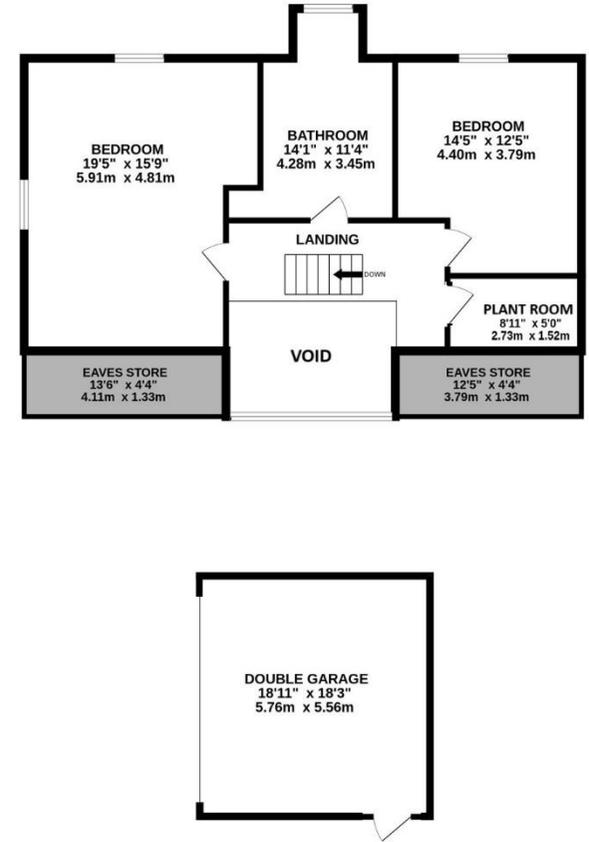
GROUND FLOOR  
1549 sq.ft. (143.9 sq.m.) approx.



1ST FLOOR  
1526 sq.ft. (141.8 sq.m.) approx.



2ND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



**TOTAL FLOOR AREA : 4210 SQ. FEET 391 SQ. METRES**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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