



# £499,500

MILLFIELD CLOSE  
BURTON JOYCE

- MODERN DESIGN
- FOUR BEDROOMS
- LUXURIOUS FINISHES
- PART EXCHANGE AVAILABLE
- 10 YEAR PREMIER GUARANTEE
- SMART TECHNOLOGY
- EPC B



# Modern Luxury in Burton Joyce: Contemporary Design Meets Tranquil Living

PART EXCHANGE AVAILABLE

IF YOU'RE LOOKING TO STREAMLINE YOUR MOVE, TAKE ADVANTAGE OF OUR PART EXCHANGE OFFER ON THIS PROPERTY. THIS HASSLE-FREE SOLUTION ALLOWS YOU TO TRADE IN YOUR EXISTING HOME AS PART OF THE DEAL, ELIMINATING THE STRESS OF SELLING AND ENABLING A QUICKER, SMOOTHER TRANSITION INTO YOUR NEW HOME.

THIS STUNNING NEW BUILD PROPERTY IN BURTON JOYCE PRESENTS A RARE OPPORTUNITY TO OWN A MODERN, HIGH-QUALITY HOME IN ONE OF WITH CONTEMPORARY LIVING IN MIND, THIS RESIDENCE BLENDS SLEEK ARCHITECTURAL FEATURES WITH LUXURIOUS FINISHES, CREATING AN EXCEPTIONAL LIVING ENVIRONMENT. THE EXTERIOR IS EYE-CATCHING, FEATURING A HARMONIOUS BLEND OF BRICK AND STONE, COMPLEMENTED BY LARGE WINDOWS THAT FLOOD THE INTERIOR WITH NATURAL LIGHT. THE BEAUTIFULLY LANDSCAPED FRONT GARDEN AND SPACIOUS DRIVEWAY, LEADING TO A PRIVATE GARAGE WITH ELECTRIC UP AND OVER DOOR, ADD TO THE PROPERTY'S CURB APPEAL, OFFERING A WELCOMING ENTRANCE THAT SETS THE TONE FOR THE REST OF THE HOME.

AT THE HEART OF THE HOME IS A STATE-OF-THE-ART KITCHEN, EQUIPPED WITH TOP-TIER APPLIANCES AND A SPACIOUS CENTRAL ISLAND. EXPANSIVE BI-FOLD DOORS IN THE KITCHEN OPEN DIRECTLY ONTO THE LANDSCAPED REAR GARDEN, SEAMLESSLY CONNECTING INDOOR AND OUTDOOR SPACES—IDEAL FOR GATHERINGS OR QUIET RELAXATION. THE ENTIRE GROUND FLOOR BENEFITS FROM UNDERFLOOR HEATING, PROVIDING A LUXURIOUS AND COMFORTABLE LIVING ENVIRONMENT. THE LIVING ROOM IS A COZY YET SOPHISTICATED SPACE, DESIGNED FOR COMFORT

AND STYLE, WITH LARGE WINDOWS ENSURING THE ROOM IS BRIGHT AND INVITING. THIS AREA PROVIDES AMPLE SPACE FOR BOTH RELAXING AND ENTERTAINING, MAKING IT PERFECT FOR FAMILY LIFE OR HOSTING GUESTS.

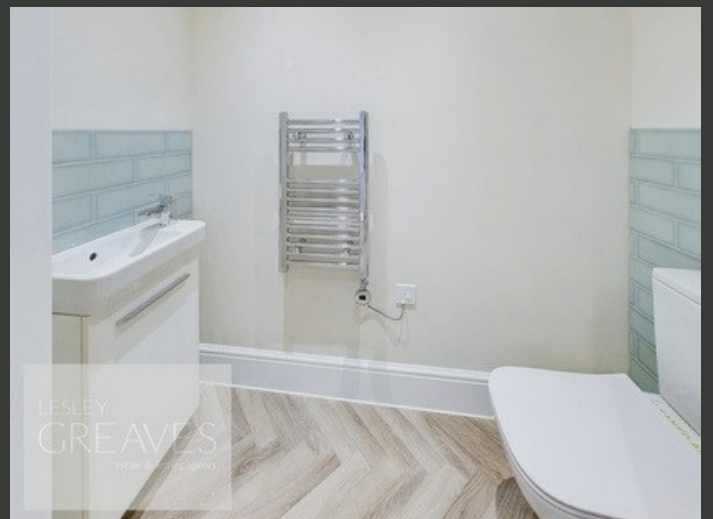
THE HOME OFFERS MULTIPLE BEDROOMS, EACH THOUGHTFULLY DESIGNED WITH COMFORT AND STYLE IN MIND. THE MASTER SUITE IS PARTICULARLY IMPRESSIVE, FEATURING A LUXURIOUS EN-SUITE BATHROOM WITH HIGH-END FIXTURES, COMPLETE WITH UNDERFLOOR HEATING FOR ADDED COMFORT. ADDITIONAL BEDROOMS ARE GENEROUSLY SIZED, IDEAL FOR FAMILY MEMBERS OR GUESTS, AND SHARE ACCESS TO A BEAUTIFULLY APPOINTED FAMILY BATHROOM, WHICH ALSO BENEFITS FROM UNDERFLOOR HEATING.

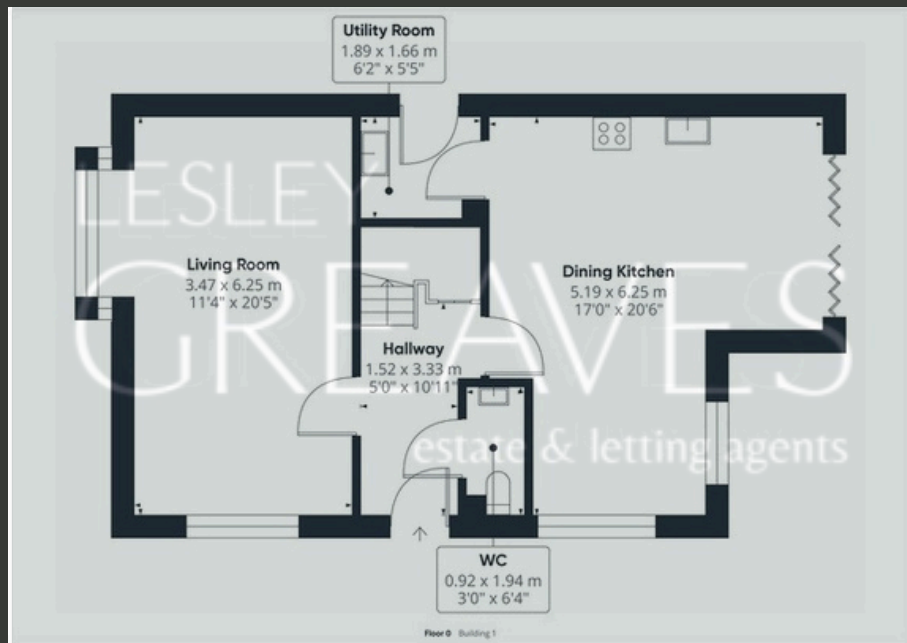
ENERGY EFFICIENCY IS A STANDOUT FEATURE OF THIS PROPERTY, WITH ADVANCED INSULATION, DOUBLE GLAZING, AND INTEGRATED ENERGY-SAVING SYSTEMS. A NEWLY INSTALLED ALARM SYSTEM ENHANCES SECURITY, WHILE SMART HOME TECHNOLOGY OFFERS EASY CONTROL OF LIGHTING, HEATING, AND SECURITY AT YOUR FINGERTIPS. COMBINING RURAL TRANQUILITY WITH MODERN CONVENIENCE,

THIS PROPERTY OFFERS A LUXURIOUS LIFESTYLE IN A PRIME LOCATION. VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THE REMARKABLE FEATURES OF THIS EXCEPTIONAL HOME.

- FREEHOLD
- COUNCIL TAX; BAND TBC
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 129 SQM







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