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DavidJames
the estate agent

Mill Field Close, Burton Joyce, Nottingham, NG14 5AA

Guide Price £375,000

About This Property

We are delighted to present this beautiful modern detached family home which is part of an exclusive development completed in 2020 and comes with the peace of mind of the remaining new-build warranty! Located in the highly sought-after Burton Joyce and on the edge of open countryside, this immaculately-presented property offers the perfect blend of modern living in a village setting and is just a short distance from local shops, pubs and the train station alongside scenic walks along the River Trent.

The welcoming entrance hall features useful storage and a convenient cloakroom/WC with a modern two-piece suite. You'll then find a bright and spacious lounge which provides a comfortable space for relaxing whilst the stunning open-plan dining kitchen has French doors overlooking the beautiful rear garden. The kitchen space boasts a generous range of fitted units and integrated appliances which include an electric oven, gas hob with extractor, dishwasher, washing machine and fridge/freezer to cater to all of your culinary needs.

Upstairs holds three good-sized bedrooms, with bedrooms one and two both having in-built wardrobes and the main bedroom also benefiting from a fantastic en-suite shower room. The main family bathroom includes a three-piece modern white suite, a towel radiator and a useful storage cupboard.

A standout feature of this property is the underfloor heating available throughout, with individual controls for each room, providing comfort and efficiency.

The stunning southerly-facing landscaped garden is a haven for relaxation and must be viewed to be fully appreciated! Enjoying artificial lawn with raised beds for planting, a feature covered patio seating area gives plenty of space for garden furniture and additionally, a greenhouse sits behind the garage on a concrete base, ideal for those with a green-thumb.

To the front, a driveway provides off-street parking and leads to the detached garage, which features an electric remote door and power.



- Immaculately-presented detached family home built in 2020
- Highly sought after village location on the edge of open countryside
- Welcoming entrance hall with cloakroom/WC
- Bright and spacious lounge
- Superb open plan dining kitchen with integrated appliances
- Three first floor bedrooms (main bedroom with an en-suite shower room)
- Family bathroom with a three-piece white suite
- Underfloor heating system throughout with individual room controls
- Stunning southerly-facing landscaped rear garden with low-maintenance in mind
- Driveway and garage with an electric remote door provide generous parking







Floor 0 Building 1



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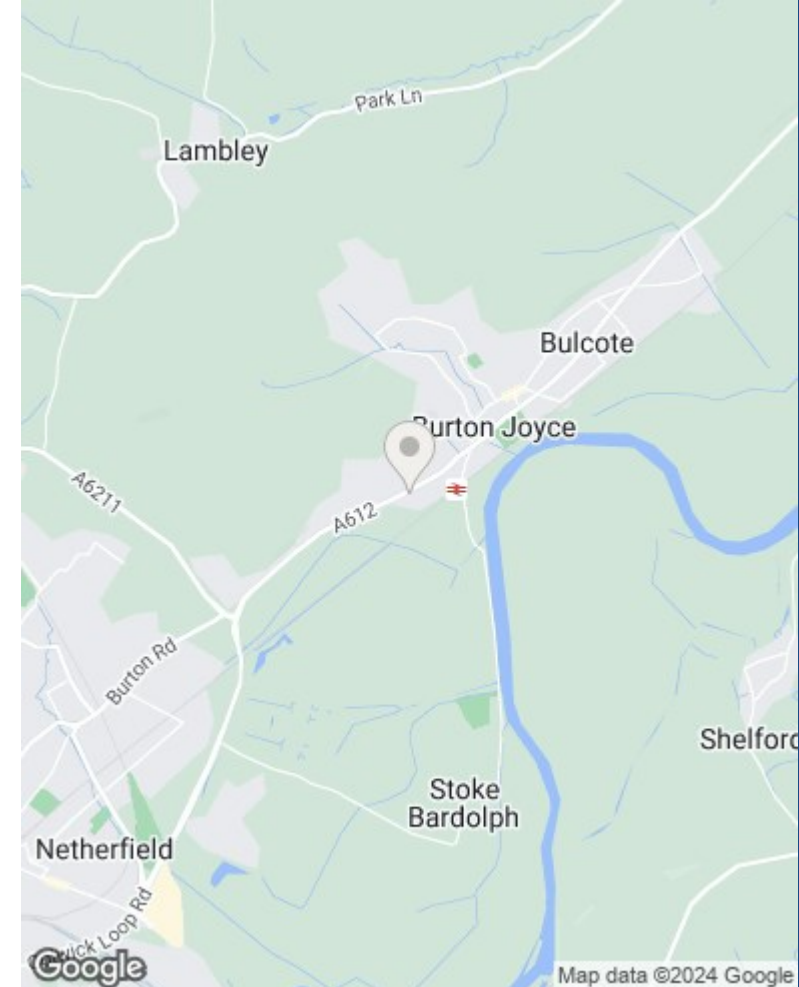


Approximate total area⁽¹⁾
 90.31 m²
 972.06 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: E
Gedling Borough Council
Freehold

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