

HoldenCopley

PREPARE TO BE MOVED

Main Street, Burton Joyce, Nottinghamshire NG14 5EH

Guide Price £600,000 - £650,000

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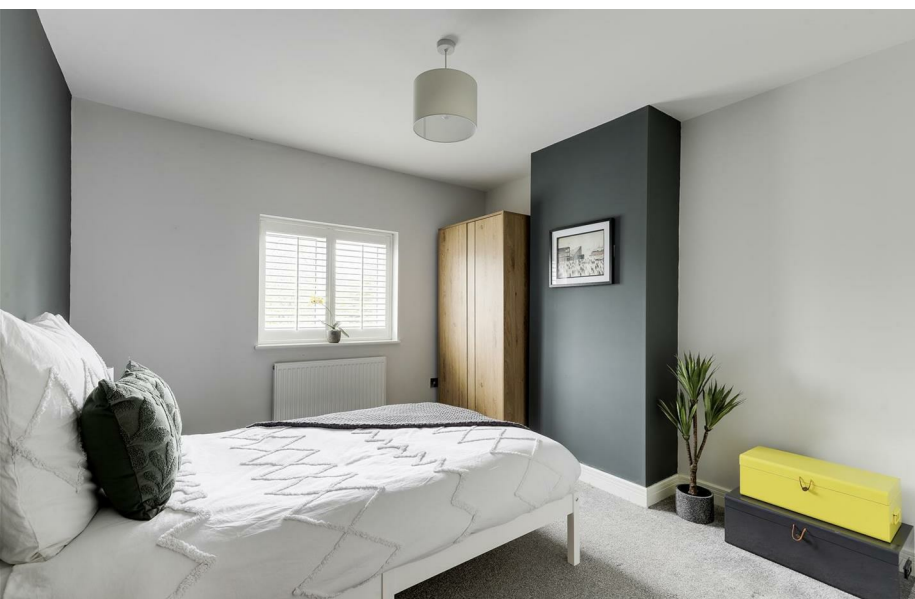
GUIDE PRICE: £600,000 - £650,000

PREPARE TO BE IMPRESSED...

Nestled within an exclusive bespoke development in the heart of Burton Joyce, this double five-bedroom detached house exudes elegance and sophistication. Crafted to the highest standards, the property showcases superior fixtures and fittings, promising a lifestyle of luxury and refinement. Situated amidst the village of Burton Joyce offering a plethora of local amenities, including charming pubs and a reputable primary school, all contributing to its vibrant community atmosphere. Boasting a strategic location just 7 miles from Nottingham City Centre, residents benefit from excellent bus and rail links, desirable for commuters. Spanning three storeys, the accommodation epitomises modern living, with the ground floor featuring an inviting entrance hall, a convenient W/C, a spacious living room, a utility room, and a dining area seamlessly merging with a stunning open-plan kitchen diner. The kitchen, a masterpiece of design, boasts Waterline craftsmanship, integrated appliances, a central breakfast bar island, and bi-fold doors leading to the rear garden, where underfloor heating ensures comfort throughout. Ascending to the first floor reveals a contemporary family bathroom and three bedrooms, including the luxurious master suite, complete with a dressing area and a four-piece en suite bathroom. The second floor offers two additional bedrooms and a shower room, providing ample space for family and guests alike. Externally, the property impresses with off-street parking, an integral single garage, and a south-east facing garden, featuring a delightful patio, a charming decking area, and a lawn, perfect for alfresco entertaining and relaxation.

MUST BE VIEWED





- Detached House Within Exclusive Bespoke Development
- Five Double Bedrooms
- High-End Fitted Breakfast Kitchen
- Living Room & Open Plan Diner
- Ground Floor W/C & Utility
- Three Stylish Bathrooms
- Underfloor Heating
- NHBC Warranty Remaining
- Private Garden
- Driveway & Integral Garage





GROUND FLOOR

Entrance Hall

18'0" x 4'5" (5.50 x 1.36)

The entrance hall has carpeted flooring with underfloor heating, an in-built under-stair cupboard, a wall-mounted digital thermostat, and a single composite door providing access into the accommodation.

W/C

7'3" x 3'1" (2.23 x 0.96)

This space has a concealed dual flush W/C, a wash basin, wood-effect flooring with underfloor heating, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Living Room

17'2" x 9'5" (5.24 x 2.89)

The living room has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring with underfloor heating, a wall-mounted digital thermostat, a TV point, and open access into the dining room.

Dining Room

19'8" x 11'1" (6.00 x 3.38)

The dining room has tiled flooring with underfloor heating, a wall-mounted digital thermostat, a recessed chimney breast alcove, double patio doors opening out to the rear garden, and open access to the kitchen.

Kitchen

16'11" x 12'7" (5.18 x 3.84)

The kitchen, designed by Waterline, has a range of fitted base, wall and full-height units, grey corian worktops, a feature breakfast bar island, an undermount sink and a half with a pull-out swan neck mixer tap and draining grooves, two integrated electric Neff ovens, an induction hob with a downward extractor fan, an integrated fridge and freezer, an integrated dishwasher, tiled splashback, tiled flooring with underfloor heating, a wall-mounted digital thermostat, a wall-mounted TV point, recessed spotlights, a skylight window, and two sets of bi-folding doors opening out to the rear garden.

Utility

10'2" x 5'9" (3.12 x 1.76)

The utility room has fitted base units with a grey corian worktop, a composite sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, tiled flooring with underfloor heating, an extractor fan, recessed spotlights, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

17'3" x 6'7" (5.26 x 2.02)

The landing has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and provides access to the first floor accommodation.

Master Bedroom

17'5" x 11'1" (5.31 x 3.38)

The main bedroom has a UPVC double-glazed window with a bespoke fitted shutter to the rear elevation, carpeted flooring, a radiator, and open access into the dressing room and an en-suite.

Dressing Room

10'4" x 8'8" (3.15 x 2.66)

This space has carpeted flooring, recessed spotlights, and a range of fitted wardrobes along with a dressing table.

En-Suite

10'0" x 8'8" (3.07 x 2.66)

The en-suite has a low level dual flush W/C, a wall-hung wash basin, an electrical shaving point, a walk-in double shower enclosure with an overhead rainfall shower and a handheld shower head, a double-ended bath with central taps, partially tiled walls, tiled flooring with underfloor heating, a wall-mounted digital thermostat, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window with bespoke fitted shutters to the front elevation.

Bedroom Three

11'1" x 10'5" (3.38 x 3.18)

The third bedroom has a UPVC double-glazed with bespoke fitted shutters to the front elevation, carpeted flooring, and a radiator.

Bathroom

6'11" x 6'2" (2.12 x 1.89)

The bathroom has a concealed dual flush W/C, a wall-hung wash basin, an electrical shaving point, a double-ended bath with an overhead mains-fed shower and a shower screen, partially tiled walls, tiled flooring with underfloor heating, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Five

9'8" x 9'4" (2.95 x 2.87)

The fifth bedroom has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, carpeted flooring, and a radiator.

SECOND FLOOR

Upper Landing

8'11" x 6'8" (2.73 x 2.05)

The upper landing has carpeted flooring, a Velux window, recessed spotlights, and provides access to the second floor accommodation.

Bedroom Two

17'5" x 10'5" (5.32 x 3.20)

The second bedroom has a Velux window, carpeted flooring, eaves storage, recessed spotlights, and a radiator.

Bedroom Four

11'10" x 10'4" (3.61 x 3.15)

The fourth bedroom has a UPVC double-glazed window with a bespoke fitted shutter to the rear elevation, carpeted flooring, and a radiator.

Bathroom

13'6" x 8'0" (4.14 x 2.45)

The bathroom has a low level dual flush W/C, a wall-hung wash basin, an electrical shaving point, a walk-in double shower enclosure with an overhead rainfall shower and a handheld shower head, partially tiled walls, tiled flooring, eaves storage, a chrome heated towel rail, recessed spotlights, and an extractor fan.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the integral garage, courtesy lighting, and hedged boundaries.

Garage

20'6" x 9'10" (6.27 x 3.00)

The garage has a wall-mounted boiler, lighting, power points, and an electric up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private south-east facing garden with a block-paved patio area, external lighting, a lawn, a decked seating area, fence panelling with hedged boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed – Ultrafast 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – Mostly good coverage for Voice & 4G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

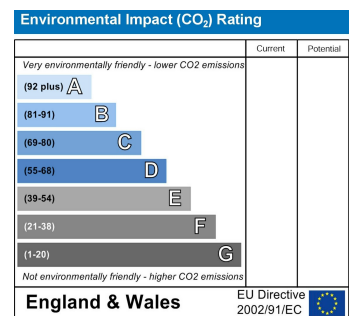
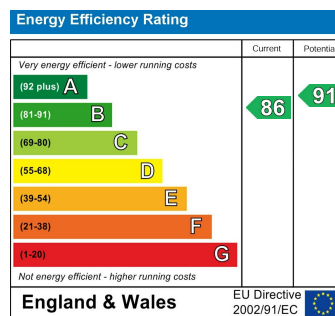
The vendor has advised the following:

Property Tenure is Freehold

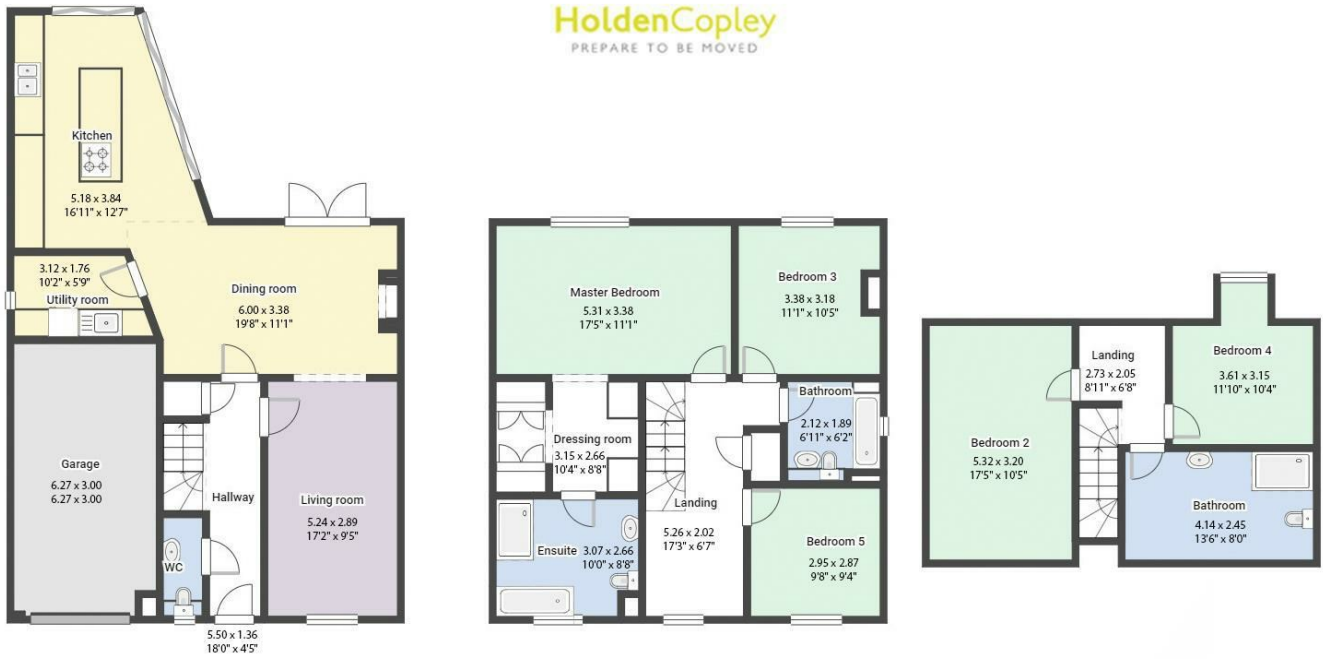
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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