

HoldenCopley

PREPARE TO BE MOVED

Woodside Road, Burton Joyce, Nottinghamshire NG14 5AW

Guide Price £700,000 - £750,000

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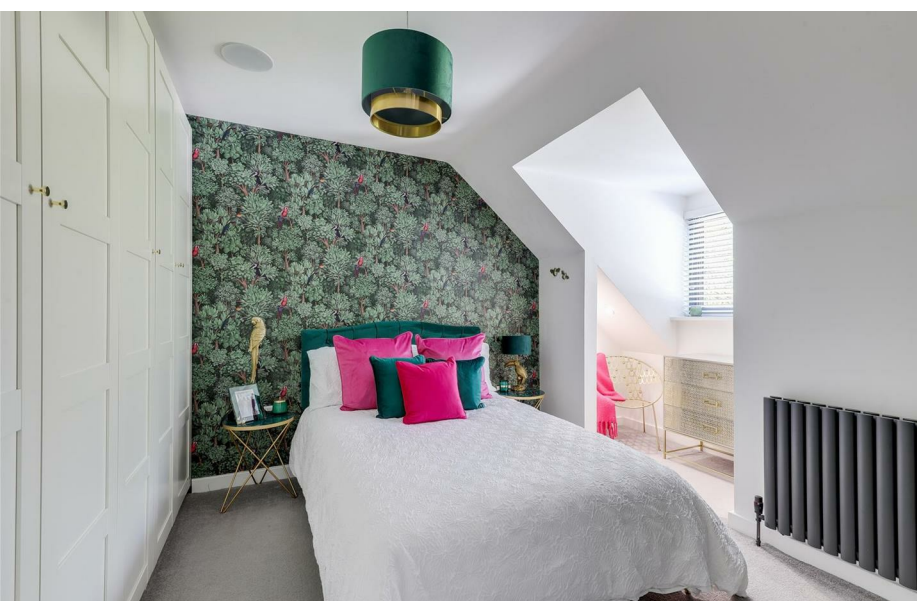
GUIDE PRICE £700,000 - £750,000

PREPARE TO BE IMPRESSED...

This stunning four-bedroom detached home is one of only two bespoke-built properties in an exclusive development, embodying the pinnacle of luxury with its impeccable design and premium finishes. Nestled along a tree-lined road in a rural setting, this home enjoys the tranquility of countryside living, with sweeping views over open fields and direct access to scenic walking trails. Despite its peaceful location, the property remains within easy reach of local shops, excellent transport links, and highly rated schools. Upon entering, the spacious hallway sets an inviting tone, leading to a living room featuring a sleek, modern living flame-effect fireplace, perfect for cosy evenings. The formal dining room is ideal for hosting family dinners, while the heart of the home lies in the expansive state-of-the-art kitchen/family area, equipped with integrated appliances and designed for both functionality and style. The ground floor is completed by a practical utility room, a convenient W/C, and the added luxury of underfloor heating throughout. This home is further enhanced by external security cameras for added piece of mind, built in ceiling speakers and artcoustic speakers that elevate the ambiance throughout the property. Upstairs, four double bedrooms offer comfort and privacy, with two benefiting from luxurious en-suite bathrooms. The remaining two bedrooms share a contemporary Jack and Jill bathroom, accessible directly from one of the bedrooms for added convenience and a seamless connection between the spaces. Outside, the home continues to impress with its beautifully landscaped front and rear gardens. The front features a block-paved driveway accommodating multiple vehicles, while the rear garden, thoughtfully designed across multiple levels, includes a porcelain-tiled patio, composite and wooden decking, a sheltered pergola, and steps leading to an elevated seating area.

MUST BE VIEWED





- Bespoke Built Detached Family Home
- Four Double Bedrooms
- Stylish Modern Fitted Kitchen, Dining & Seating Area
- Living Room & Dining Room
- Utility Room & Ground Floor W/C
- Jack & Jill Bathroom Suite
- Two En-Suites
- Private Landscaped Rear Garden
- Ample Off-Road Parking
- New Build Guarantee





GROUND FLOOR

Hallway

20'3" x 8'11" (6.18 x 2.73)

The hallway has a wall mounted security alarm system, laminate flooring with underfloor heating, carpeted stairs with LED spotlights, full height internal windows and a single composite door providing access into the accommodation.

Living Room

17'1" x 9'11" (5.21 x 3.03)

The living room has a UPVC double-glazed window with fitted blinds to the front elevation, laminate flooring with underfloor heating and a living flame-effect fireplace with a panelled feature wall.

Dining Room

11'8" x 10'10" (3.58 x 3.31)

The dining room has a UPVC double-glazed window with fitted blinds to the front elevation, laminate flooring with underfloor heating and space for a dining table set.

Utility Room

8'9" x 5'9" (2.67 x 1.76)

The utility room has fitted base and wall units with worktops, space and plumbing for a washing machine, a stainless steel sink with a drainer and a swan neck mixer tap, laminate flooring with underfloor heating, partially tiled walls, recessed spotlights and a single door providing access out to the side of the property.

W/C

5'0" x 2'9" (1.54 x 0.86)

This space has a low level concealed flush W/C, a wash basin with storage, fitted wall units, laminate flooring with underfloor heating and an extractor fan.

Kitchen/family area

31'4" x 18'0" (9.56 x 5.51)

The kitchen/family area has a range of fitted base and wall units with quartz worktops and a feature breakfast bar island, pendant lights, an integrated wine fridge, an integrated AEG steam oven, an integrated AEG microwave combi oven, an inset sink with draining grooves and a Fohne hot tap, an induction hob with a downdraft extractor fan, a warming drawer, laminate flooring with underfloor heating, space for a dining table and seating area, a UPVC double-glazed full height window and a UPVC double-glazed window to the rear elevation, recessed spotlights, built-in ceiling speakers, wall-mounted artcoustic speakers and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a wall-mounted air conditioning unit and provides access to the first floor accommodation.

Master Bedroom

15'3" x 10'9" (4.66 x 3.28)

The main bedroom has a UPVC double-glazed gable window with bespoke curtains to the rear elevation, carpeted flooring, a radiator, fitted mirrored sliding door wardrobes, recessed spotlights and open access to the en-suite.

En-suite

8'10" x 8'11" (2.71 x 2.48)

The en-suite has a wall-mounted concealed flush W/C, a wall-mounted wash basin with storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand held shower, recessed wall alcoves, fitted base units, tiled flooring, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double-glazed window with fitted blinds to the rear elevation.

Bedroom Two

12'2" x 10'0" (3.71 x 3.05)

The second bedroom has a UPVC double-glazed window with fitted blinds to the front elevation, carpeted flooring, a radiator, a recessed spotlight, fitted sliding door wardrobes and access to the en-suite.

En-suite

5'10" x 3'10" (1.79 x 1.19)

The en-suite has a low level concealed flush W/C, a wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a recessed wall alcove, partially tiled walls, a heated towel rail, an extractor fan and recessed spotlights.

Bedroom Three

13'6" x 12'6" (4.13 x 3.83)

The third bedroom has a UPVC double-glazed window with fitted blinds to the rear elevation, carpeted flooring, a radiator, fitted base units, a panelled feature wall, recessed spotlights and fitted wardrobes.

Bedroom Four

10'9" x 10'0" (3.28 x 3.07)

The fourth bedroom has a UPVC double-glazed obscure gable window with bespoke curtains to the front elevation, carpeted flooring, a radiator and access into the bathroom.

Bathroom

13'6" x 10'0" (4.12 x 3.07)

The bathroom has a wall-mounted low level concealed flush W/C, a wall-mounted wash basin with storage, a double ended bath with central taps and a hand-held shower, a walk-in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a recessed wall alcove, tiled flooring, partially tiled walls, a heated towel rail, fitted base units, recessed spotlights, an extractor fan, a built-in ceiling speaker and a UPVC double-glazed window with fitted blinds to the front elevation.

OUTSIDE

Front

To the front of the property is a block paved driveway for multiply cars, a gravelled area, a timber built shed, a glass panelled balustrade with a chrome hand rail, composite decking, courtesy lighting, wall-mounted security cameras and side access to the rear garden.

Rear

To the rear of the garden is a private multi level enclosed garden with a fence panelled boundary, courtesy lighting, wall-mounted security cameras, a porcelain tiled patio, a mixture of composite and wooden decking, gravelled areas, a sheltered pergola, decorative plants and shrubs and steps leading to a raised seating area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

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

Phone Signal – Most 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Any shared or communal facilities - communal front steps

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.

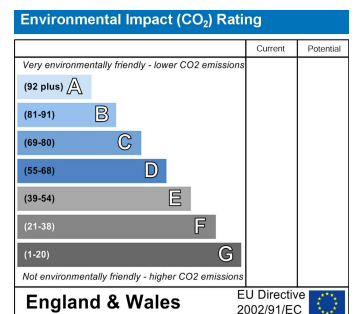
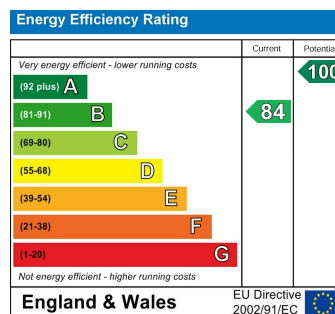
The vendor has advised the following:

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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