

HoldenCopley

PREPARE TO BE MOVED

The Farmstead, Burton Joyce, Nottinghamshire NG14 5JZ

Guide Price £700,000 - £775,000

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DETACHED FAMILY HOME...

This impressive detached home, located in a sought-after cul-de-sac, offers spacious living and beautiful views over open fields. Perfect for a growing family, the property is within easy reach of local schools, shops, and other essential amenities. The ground floor of the property is warmed by underfloor heating. The welcoming hallway leads to a convenient ground floor W/C and opens into the spacious living room. This room is a highlight, featuring a charming log burner, and double French doors that allow natural light to flow and access to the rear garden. Adjacent to the living room, the lounge/diner seamlessly connects to a utility room. The modern fitted kitchen is an entertainer's dream, with a central island offering extra space for meal preparation. The kitchen also benefits from open access to the dining area and French doors that lead out to the rear garden. The first floor offers three generously sized bedrooms. The master bedroom enjoys its own en-suite, while the other two bedrooms are well-served by a stylish, four-piece family bathroom. Outside, the front of the property is beautifully presented with courtesy lighting, a well-kept lawn, and gravelled areas, all bordered by a fence boundary. The block-paved driveway to the side of the property provides ample parking and leads to both the garage and a carport. From the carport, you'll find access to a spacious and versatile studio living area. This self-contained space features a kitchen area, along with its own private en-suite bathroom. It's ideal for hosting guests or for household members who may want a quiet retreat, offering both comfort and independence. The rear garden is a wonderful space, featuring a patio area for outdoor dining, a lawn, and an additional decked seating area beside the carport. A fence-panelled boundary provides privacy and security, completing the appeal of this delightful outdoor space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Lounge-Diner
- Fitted Kitchen
- Four-Piece Bathroom Suite & Two En-Suites
- Studio Living
- Garage & Carport
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway

10'11" x 7'6" (3.33 x 2.30)

The hallway has tiled flooring, carpeted stairs, recessed spotlights, underfloor heating, and a composite door providing access into the accommodation.

W/C

5'9" x 3'10" (1.77 x 1.17)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, recessed spotlights, an extractor fan, and tiled flooring.

Living room

23'6" x 11'8" (7.17 x 3.57)

The living room has two UPVC double glazed windows to the side and front elevation, recessed spotlights, a TV point, a recessed chimney breast alcove with a log burner, carpeted flooring, underfloor heating, and double French doors opening to the rear garden.

Lounge/Diner

23'5" x 11'3" (7.15 x 3.44)

The lounge/diner has three UPVC double glazed windows to the side and front elevation, recessed spotlights, underfloor heating, tiled flooring, and open access into the kitchen and utility room.

Utility

8'8" x 7'6" (2.65 x 2.30)

The utility room has base units with a worktop, an under-mounted circular sink with a swan neck mixer tap, recessed spotlights, under-floor heating, and tiled flooring.

Kitchen

13'5" x 13'1" (4.11 x 4.00)

The kitchen has a range of modern fitted base and wall units with a central island and breakfast bar, a worktop, a Belfast sink with a swan neck mixer tap and integrated drainer grooves, two integrated ovens, a ceramic hob and extractor fan, space for an American fridge freezer, recessed spotlights, under floor heating, tiled flooring, two Velux windows, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

13'6" x 7'2" (4.12 x 2.20)

The landing has a Velux window, carpeted flooring, a radiator, an in-built cupboard, under floor heating, recessed spotlights, and access to the first floor accommodation.

Master Bedroom

15'11" x 11'10" (4.87 x 3.61)

The main bedroom has two UPVC double glazed windows to the front and side elevation, two radiators, recessed spotlights, carpeted flooring, and access into the en-suite.

En-Suite

8'0" x 7'1" (2.44 x 2.17)

The en-suite has a Velux window, a low level flush W/C, a vanity-style wash basin, a double walk-in shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

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

The second bedroom has a Velux window, a UPVC double glazed window to the side elevation, a radiator, recessed spotlights, and carpeted flooring.

Bedroom Three

11'8" x 11'4" (3.58 x 3.46)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, and carpeted flooring.

Bathroom

11'0" x 7'1" (3.36 x 2.17)

The bathroom has a Velux window, a low level flush W/C, a freestanding bath with a floor-mounted swan neck mixer tap and handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, recessed spotlights, an extractor fan, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, gravelled areas, a lawn, a fence boundary, to the side of the property is a block paved driveway with access to the garage, carport and rear garden.

Garage

19'7" x 10'11" (5.97 x 3.35)

The garage has electrics, lighting, and a roller door opening onto the driveway.

Carport

19'10" x 10'4" (6.06 x 3.16)

The carport has lighting, electrics, and in-built cupboard housing a wall-mounted boiler, and a door providing access to the studio living.

Entrance

4'9" x 4'2" (1.47 x 1.28)

The entrance has two UPVC double glazed windows to the side elevation, wood-effect flooring, carpeted stairs, a radiator, and a door providing access into the studio.

Studio

21'10" x 14'2" (6.67 x 4.32)

The studio has five Velux windows, a radiator, eaves storage, fitted base units and shelving with a worktop, a circular sink with a mixer tap, recessed spotlights, wood-effect flooring, and access into the en-suite.

En-Suite

7'1" x 5'8" (2.16 x 1.75)

The en-suite has a Velux window, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, recessed spotlights, partially tiled walls, and wood-effect flooring.

Rear

To the rear of the property is a patio area, a lawn, a further patio decked patio area to the side of the carport, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed – Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band

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.

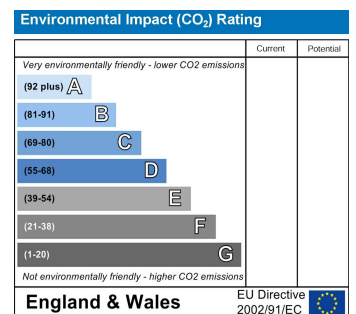
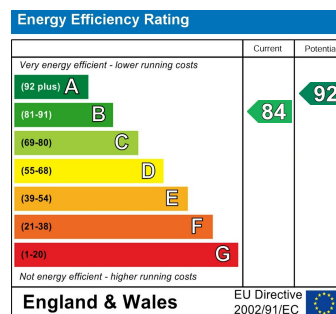
The vendor has advised the following:

Property Tenure is Freehold

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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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