

HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Burton Joyce, Nottinghamshire NG14 5BD

Guide Price £425,000

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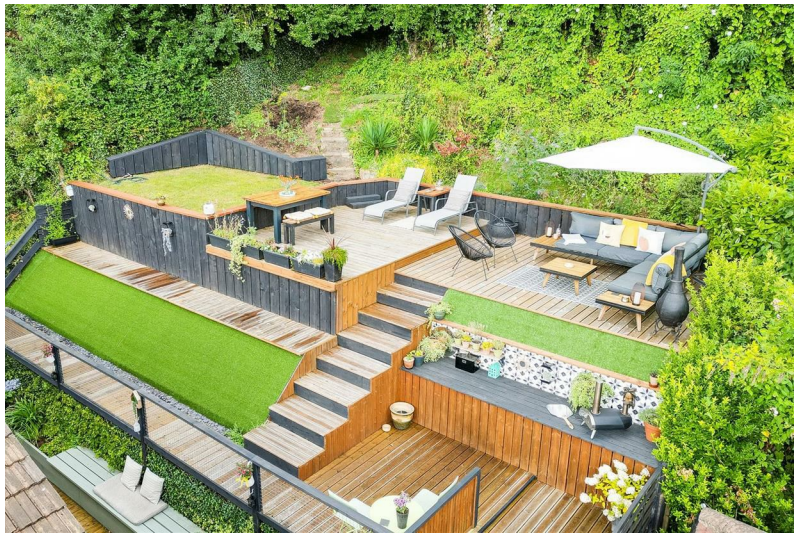


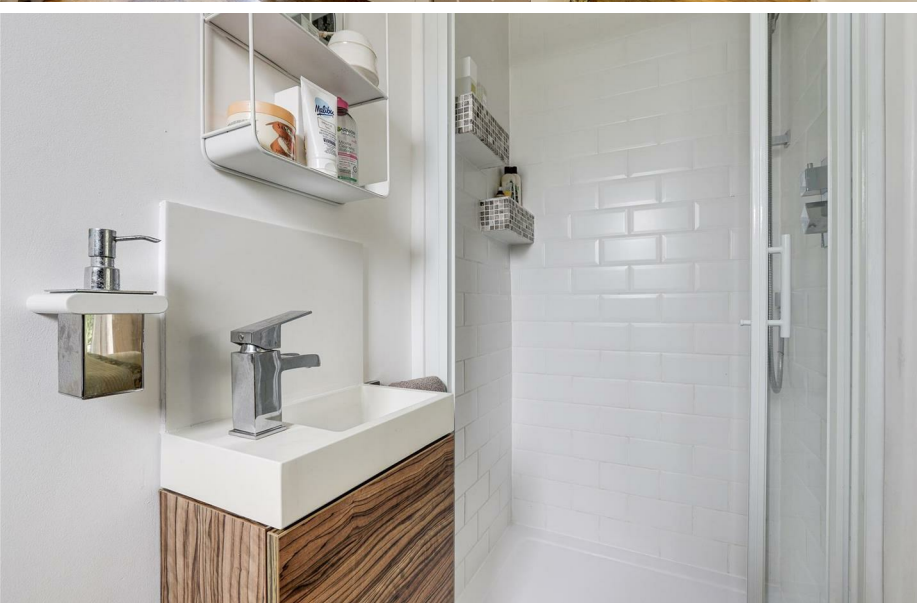
GUIDE PRICE £425,000 - £475,000

PREPARE TO BE IMPRESSED...

This beautifully renovated three-bedroom detached house exudes modern luxury and comfort, having been upgraded to an exceptional standard throughout. Nestled on the outskirts of Burton Joyce village, this property offers easy access to the village's wide range of amenities and facilities, while also being within convenient distance of Nottingham City Centre. Upon entering, the ground floor impresses with a spacious and versatile entrance area, ideal for creating a functional space. This level also includes a well-appointed office, perfect for working from home, and a convenient utility room. The upper level serves as the heart of the home, featuring a spacious reception room and large bifold doors that open onto a balcony, offering an inviting space for relaxation and entertaining. The contemporary kitchen diner, equipped with modern fixtures and fittings, is perfect for hosting gatherings and enjoying family meals. The property offers two double bedrooms on this level, both with double French doors that lead directly to the rear garden, as well as a good-sized single bedroom. The main bedroom features an en-suite, while a stylish family bathroom serves the remaining bedrooms. Outside, the property is just as impressive. The front boasts an Asphalt driveway providing off-road parking for multiple vehicles, an EV charging point, access to a double garage, and a lawn bordered by a variety of plants and shrubs. The rear garden is a private, landscaped oasis, with tiered levels that include a lawn, multiple decked seating areas, and artificial grass, all surrounded by a beautiful array of mature plants and shrubs.

MUST BE VIEWED!





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Contemporary Kitchen Diner
- Utility Room & Office
- Stylish En-Suite & Family Bathroom
- Driveway & Double Garage
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Reception Room

27'11" x 11'6" (max) (8.53m x 3.51m (max))

The reception hall has laminate flooring, two radiators, recessed spotlights, access to the garage, a UPVC double-glazed window to the side elevation and two full-height double-glazed windows to the front elevation and a single composite door providing access into the accommodation.

Office

7'7" x 6'3" (2.32m x 1.91m)

The office has vinyl flooring, a radiator, recessed spotlights and a single-glazed internal window.

Utility Room

7'7" x 6'3" (2.33m x 1.92m)

The utility room has a worktop with a stainless steel sink with a swan neck mixer tap, space and plumbing for a washing machine, partially tiled walls, a radiator, recessed spotlights and tiled flooring.

FIRST FLOOR

Landing

14'6" x 6'10" (4.43m x 2.10m)

The landing has laminate wood-effect flooring, a radiator, an in-built storage cupboard, recessed spotlights and access to the first floor accommodation.

Living Room

17'2" x 12'4" (max) (5.24m x 3.77m (max))

The living room has laminate wood-effect flooring, two radiators, a recessed chimney breast alcove, a single-glazed internal window, a UPVC double-glazed window to the side elevation and bifold doors open up to the balcony.

Kitchen/Diner

21'7" x 12'1" (max) (6.60m x 3.70m (max))

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer taps, an integrated Neff double electric oven, Neff induction hob, extractor fan & a CDA microwave, tiled flooring, recessed spotlights, a UPVC double-glazed window to the side elevation and single UPVC door providing access to the side of the property.

The diner has laminate wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation and a single UPVC door providing access to the balcony.

Master Bedroom

13'10" x 9'7" (4.24m x 2.93m)

The main bedroom has laminate wood-effect flooring, a vertical radiator, fitted wardrobes, an in-built storage cupboard, access to the en-suite and double French doors opening out to the rear garden.

En-Suite

7'7" x 3'0" (2.33m x 0.93m)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

14'11" x 9'7" (max) (4.56m x 2.93m (max))

The second bedroom has laminate wood-effect flooring, a radiator and double French doors opening out to the rear garden.

Bedroom Three

9'9" x 7'11" (2.99m x 2.43m)

The third bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the side elevation.

Bathroom

12'6" x 5'10" (3.82m x 1.79m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a freestanding double ended bath with a freestanding mixer tap, a shower enclosure with an overhead rainfall shower, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, in-built shelving, tiled flooring, access to the loft and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property has an Asphalt driveway providing off-road parking for multiple cars, an EV charging point, access to the double garage, gated access to the rear, a lawn, courtesy lighting, a variety of plants and shrubs, and fence panelling boundaries.

Garage

21'5" x 17'8" (max) (6.55m x 5.40m (max))

The garage has courtesy lighting, power supply, ample storage space and an electric up-and-over door.

Rear

To the rear of the property is a private enclosed tiered garden with a lawn, multiple decked seating areas, artificial lawn, all surround by a variety of mature plants and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 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 E

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.

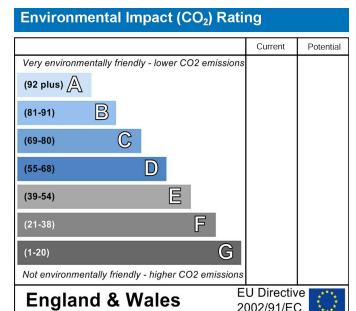
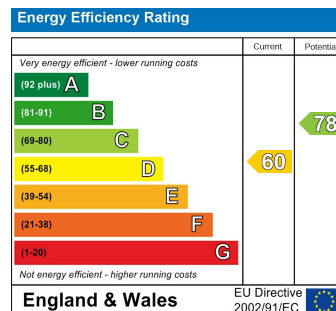
The vendor has advised the following:

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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