

HoldenCopley

PREPARE TO BE MOVED

Foxhill Road, Burton Joyce, Nottinghamshire NG14 5DB

Guide Price £450,000

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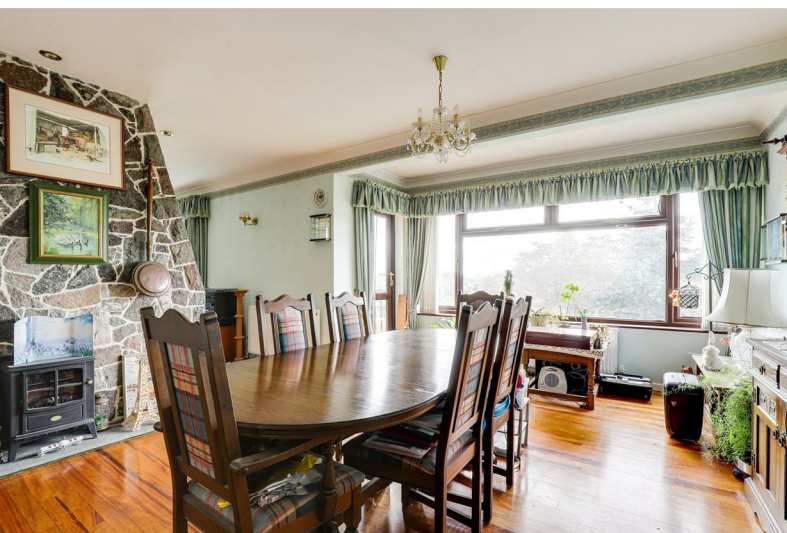


GUIDE PRICE £450,000 - £500,000

SPACIOUS DETACHED FAMILY HOME...

This substantial detached family home is situated in the sought-after village of Burton Joyce, offering an abundance of space and versatility throughout – perfect for a growing family looking to put their own stamp on a property. The home enjoys a wealth of character, generous proportions, and scope for modernisation throughout, allowing the next owners to create their dream home in this desirable riverside village. Ideally located close to a range of local amenities, highly regarded schools, and excellent transport links. The accommodation opens with a welcoming entrance hall featuring wooden flooring and exposed brick detailing, leading into a spacious inner hallway. The bright and airy living room benefits from dual-aspect windows, and open access into the separate dining room with direct access onto a private balcony boasting fantastic elevated views. The spacious fitted kitchen provides ample storage and worktop space, with access to a utility room, pantry, and a ground floor W/C, making it ideal for family living. Downstairs, the property offers five well-proportioned double bedrooms, all benefiting from fitted storage. The master bedroom features its own en-suite bathroom, while the remaining bedrooms are serviced by a four-piece family bathroom suite. To the front, the property benefits from off-street parking and an integral garage, along with a well-maintained garden area. To the rear, there is a beautiful enclosed garden featuring mature shrubs, paved seating areas, and a generous lawn – perfect for relaxing or entertaining whilst enjoying stunning countryside views.

MUST BE VIEWED





- Detached Family Home
- Five Well-Proportioned Double Bedrooms
- Bright & Airy Living Room
- Separate Dining Room
- Spacious Fitted Kitchen
- Utility Room, W/C & Pantry
- Four Piece Family Bathroom Suite
- Off-Street Parking & Integral Garage
- Private Enclose Garden & Balcony With Amazing Views
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'0" x 6'5" (1.83m x 1.97m)
The entrance hall has wooden flooring, partially exposed brick walls, a UPVC double-glazed obscure window to the front elevation, and a single UPVC door providing access into the accommodation.

Hall

11'9" x 6'5" (3.60m x 1.96m)
The hall has wooden flooring and stairs, a radiator, and partially exposed brick walls.

Living Room

20'1" x 12'11" (6.14m x 3.96m)
The living room has wooden flooring, two radiators, coving to the ceiling, two UPVC double-glazed windows to the side and rear elevations, and open access into the dining room.

Dining Room

13'6" x 16'9" (4.14m x 5.11m)
The dining room has wooden flooring, a radiator, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single door leading out to the balcony.

Kitchen

13'6" x 12'6" (4.14m x 3.83m)
The kitchen has a range of fitted base and wall units with wood-effect worktops, a stainless steel double sink with a mixer tap and two drainers, integrated electric double oven, an extractor fan, space and plumbing for a dishwasher, a radiator, recessed spotlights, and a UPVC double-glazed window to the side elevation.

Utility Room

5'10" x 9'6" (1.80m x 2.90m)
The utility room has a fitted sliding door wardrobe, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, and a UPVC double-glazed window to the front elevation.

Pantry

5'3" x 5'7" (1.62m x 1.72m)
The pantry has tiled flooring, exposed brick walls, a UPVC double-glazed obscure window to the front elevation, a UPVC door leading out to the front, and a UPVC door leading out to the rear garden.

BASEMENT LEVEL

Hall

14'3" x 12'3" (4.36m x 3.75m)
The hall has wooden flooring, a radiator, a built-in storage cupboard with overhead cupboards, and access to the basement level accommodation.

Master Bedroom

11'11" x 16'0" (3.65m x 4.89m)
The master bedroom has carpeted flooring, a radiator, fitted wardrobes with overhead cupboards, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

8'10" x 9'2" (2.70m x 2.81m)
The en-suite has a low level flush W/C, a bidet, a vanity wash basin, a panelled bath, carpeted flooring, tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'11" x 10'2" (3.95m x 3.12m)
The second bedroom has carpeted flooring, a radiator, a fitted wardrobe with an overhead cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

12'4" x 12'11" (3.76m x 3.95m)
The third bedroom has carpeted flooring, a radiator, a fitted wardrobe with an overhead cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Four

13'7" x 13'4" (4.16m x 4.08m)
The fourth bedroom has carpeted flooring, a radiator, a built-in wardrobe, and a UPVC double-glazed window to the side elevation.

Bedroom Five

10'1" x 18'7" (3.08m x 5.67m)
The fifth bedroom has carpeted flooring, a radiator, a fitted wardrobe with an overhead cupboard, and a UPVC double-glazed window to the side elevation.

Bathroom

8'11" x 8'11" (2.72m x 2.74m)
The bathroom has a low level flush W/C, a vanity wash basin, a panelled bath, a shower enclosure, carpeted flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and access to the garage, a planted area, and boundaries made up of hedges and brick wall.

Garage

18'2" x 15'3" (5.54m x 4.65m)

Rear

To the rear of the property is a raised paved patio seating area, paved steps to the lawn, ample greenery, and boundaries made up of hedges and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
Phone Signal – All 4G and some 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

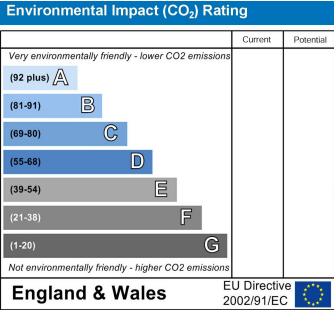
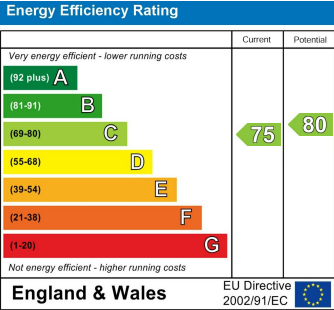
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is freehold.

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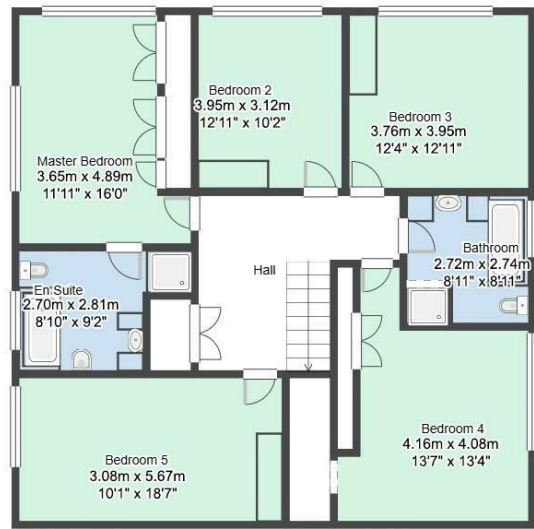
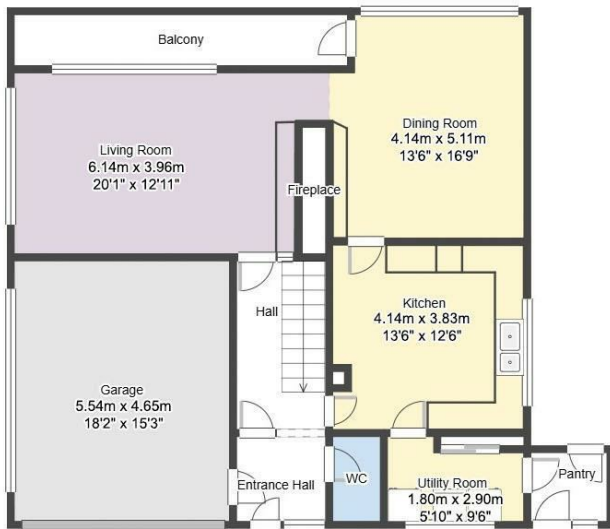
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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