



9 PADLEYS LANE

BURTON JOYCE NOTTINGHAMSHIRE NG14 5EB

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



9 PADLEYS LANE

An appealing and very comfortable detached house in a prime level location on Padleys Lane Burton Joyce, within easy walking distance of the thriving village centre amenities and the highly respected primary school.

In summary, the internal plan offers a welcoming entrance hall which has been upgraded with a bespoke returning staircase, a fine lounge with connecting dining room and a compact fitted kitchen connecting to the double-glazed conservatory overlooking the naturally screened main garden, whilst on first floor level there are three bedrooms and a bathroom with separate WC.

The house has been maintained in a responsible manner having been re-roofed and the installation of a Worcester Bosch central heating boiler in 2023, the property also benefits from UPVC windows and a large single garage.

BURTON JOYCE

Burton Joyce is a thriving village set in Trent Valley countryside some 5 miles to the north of Nottingham, offering an extensive range of village amenities, primary and secondary schooling of a good standard and a contemporary village hall and sports ground.

From Burton Joyce there is a fast direct road/rail access into Nottingham centre with convenient road access from the village into the surrounding market towns of Southwell, Newark and Mansfield.

SERVICES

All main services are connected to the house.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Available Broadband

Standard 20 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
Please note Virgin Media Cable in Place.

LOCAL AUTHORITY

Gedling Borough Council
Civic Centre, Arnot Hill Park, Arnold, Nottingham NG5 6LU

Council Tax Band D www.gedling.gov.uk

PRICE GUIDE: £330,000

GROUND FLOOR

Entrance Hall

An immediate indication of the appeal of the house. Stained glass centre light UPVC double glazed main entrance door and large leaded glass side window. Central heating radiator.

WC

Contemporary low flush WC, small, cantilevered wash basin and high level extraction fan. Central heating radiator.

Sitting Room

5.95m x 3.35m (19'6" x 11'0")

Excellent natural lighting with two leaded glass full height windows and a third level high fixed supplementary window. Central heating radiator. Period design Flavel radiant gas fire on a marble hearth. Traditional four casement folding glass doors into the dining room

Dining Room - Study

3.50m x 3.35m (11'6" x 11'0")

Full height leaded glass window. Central heating radiator. Internal door opening into the conservatory.

Fitted Kitchen

3.35m x 2.45m (11'0" x 8'0")

An appealing kitchen having an extensive range of 'County Cream' base storage cupboards units with wood effect worktops and complementing range of high- level wall cabinets.

Second range base storage units with high grade ceramic single drainer sink/swan neck mixer tap. Leisure Finesse 55W floor standing gas cooker and recess/connections for freestanding fridge/freezer. Neff stainless steel extraction canopy over cooker and plumbing for freestanding dishwasher.

Large Conservatory - with private garden aspect

6.10m x 3.75m (20'0" x 12'3") *maximum dimensions*

A large UPVC double-glazed conservatory constructed on a substantial brick base with double casement external doors and a second single casement door opening to the garden. High level spotlighting and fitted conservatory blinds. Stone effect floor tiling laid in a diamond pattern. Appliance connections for washing machine and tumble drier.



FIRST FLOOR

An upgraded 'traditional' returning staircase access gives access to the first-floor landing, which has space to create a small study area. Inner landing with built in linen cupboards

Bedroom One

3.35m x 3.25m (11'0" x 10'9")

Private garden aspect

Fitted wardrobe store.

Central heating radiator.

Bedroom Two

3.25m x 2.70m (10'9" x 8'9")

Open aspect to the tree lined Padleys Lane.

Central heating radiator.

Fitted wardrobe store.

Bedroom Three

3.35m x 2.75m (11'0" x 9'0")

Private garden aspect

Central heating radiator.

Recently installed Worcester Bosch combination boiler with Hive heating control system.

Bathroom

A traditional bathroom suite comprising high grade cast steel panelled bath with shower mixer handset and pedestal wash basin.

Full ceramic tiling with fixed circular wall mirror.

Central heating radiator

Separate WC

Low flush WC and full ceramic tiling.



GARDENS AND GARAGE

The house stands in a level location close to the village centre within easy walking distance of the thriving village amenities and primary school. Small frontage garden to the tree lined Padleys Lane.

There is access from Padleys Lane into the frontage garden which provides ample additional car space and access by way of a short drive into the garage

The extent of the garden can be appreciated from the enclosed site plan and particular attention is drawn to the naturally screened rear garden, from which there is access into the house through the flagged conservatory.

Large Single Garage 4.85m 3.65m (15'9" x 12'0")

A wide single garage with electric remote control up/over vehicle door with a separate personnel door and an internal door opening into the entrance hall. Electric lighting - power and ample workbench - storage space.



FLOORPLANS

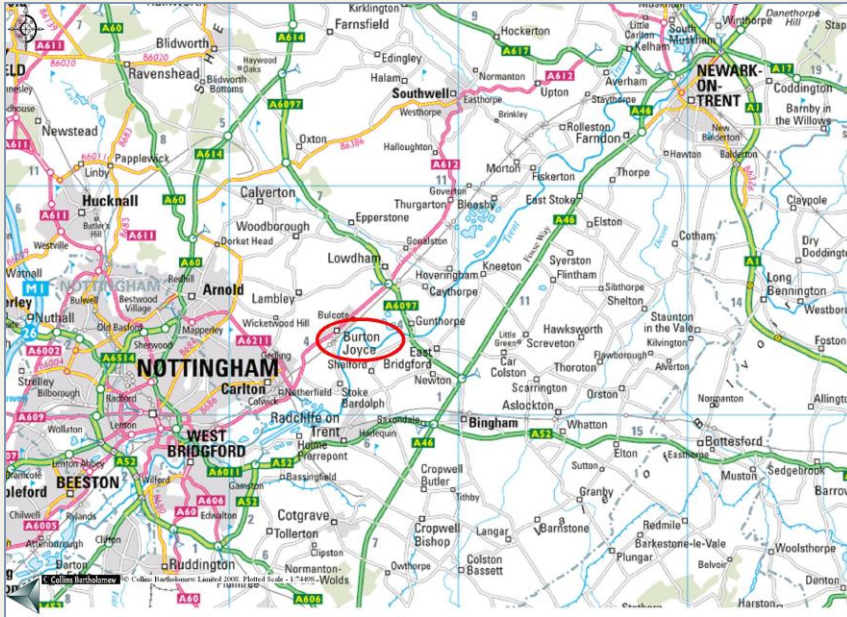
FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE



MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at <https://www.epcregister.com/searchReport.html>
Ref No: 7334-6520-4409-0984-2202

VIEWING ARRANGEMENTS

If you are interested in 9 Padleys Lane and would like to arrange a viewing, please contact us on 01636 815544 www.smithandpartners.co.uk

SPECIAL NOTE

Please note that whilst the design and construction of the house is that of a conventional detached property, the garage is linked to the garage of the adjacent house as shown on the location plan.

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

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