



**144 Nottingham Road, Burton Joyce,
Nottinghamshire, NG14 5AU**

Fixed Asking Price
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

A sprawling traditional detached family orientated home which has been significantly extended over the years to create a generous level of versatile accommodation spanning three floors.

The property occupies a large established plot, set well back from Nottingham Road behind a walled frontage with electric gate access leading on to a substantial driveway with large double garage and useful gym/workshop behind.

Internally the property offers a considerable level of accommodation which comprises an initial entrance hall, large sitting room with inglenook fireplace and large bay window to the front. Double doors lead through into a substantial L shaped reception which is currently utilised as a snooker room but would make an excellent formal dining room. In addition there is a large L shaped dining kitchen, ground floor cloakroom and utility whilst to the first floor are four bedrooms, the master being a particularly generous suite with large double bedroom, ensuite facilities and separate modern family bathroom.

From the first floor landing a staircase winds up to the second floor where there is a further large room in the eaves which could be utilised for a variety of purposes and would make an excellent teenage bedroom or snug with adjacent washing facilities. In addition the property benefits from gas central heating and UPVC double glazing.

The property occupies an extensive elevated plot which exceeds half an acre, having initial lawned frontage, paved terrace to the side and steps leading up on to an elevated lawned rear garden with trees to the foot and affording fantastic panoramic views to the front across Trent Valley countryside.

The property would be perfect for families requiring easy access into this well served and popular village but also excellent commuting into Nottingham city centre.

Burton Joyce is a particularly sought after village being well equipped with local amenities including a variety of shops, post office, public houses, primary school, dentist and

doctors surgeries, excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

OPEN FRONTED PORCH WITH UPVC DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHTS LEADS THROUGH INTO;

INITIAL ENTRANCE HALL

7'2" x 6'0" (2.18 x 1.83)

Having deep skirting, central heating radiator, cloaks hanging space, ceiling light point.

Multi-paned door giving access through into;

UTILITY ROOM

9'3" x 7'3" (2.82 x 2.21)

Having plumbing for washing machine, space for tumble dryer, ample room for further free-standing appliances, wall-mounted gas central heating boiler, ceiling light point, further door giving secondary access into the kitchen.

RETURNING TO THE INITIAL ENTRANCE HALL, MULTI-PANED DOOR GIVES ACCESS THROUGH INTO;

SITTING ROOM

19'5" x 16'0" (5.92 x 4.88)



A particularly well-proportioned light and airy main

reception, having an attractive exposed brick inglenook fireplace with brick hearth, timber lintel over and windows to the side elevation, attractive oak strip wood flooring, deep corniced ceiling, two light points, UPVC double glazed stained glass leaded effect windows to the front elevation, spindle balustrade staircase rising to the first floor landing, deep skirting, three central heating radiators.

Pair of multi-paned doors giving access through into;

SNOOKER/GAMES ROOM

23'6" max x 20'0" max (7.16 max x 6.10 max)



A particularly well-proportioned L-shaped reception currently utilised as a snooker room but would make an excellent formal dining room, having windows to two elevations, continuation of the oak strip wood flooring, deep skirting, three central heating radiators, coved ceiling, UPVC double glazed French doors leading out onto the exterior terrace.

Further multi-paned door leading through into;

DINING KITCHEN

23'10" x 15'9" max (7.26 x 4.80 max)



Fitted with a range of wall, base and drawer units, rolled edge laminate work surfaces with inset one and a third bowl sink and drainer unit, swan neck mixer tap, tiled splashbacks, integrated appliances include dishwasher, fridge, separate freezer, space for free-standing gas or electric range with filter hood over, tiled floor, ample room for dining table, two central heating radiators, inset downlighters to the ceiling, UPVC double glazed windows and door leading to the exterior of the property.

Further door leads through into;

INNER LOBBY

Having further door giving access through into;

GROUND FLOOR CLOAKROOM

5'7" x 2'10" (1.70 x 0.86)

Having close coupled WC, tiled floor, ceiling light point and extractor.

FROM THE INNER LOBBY FURTHER DOOR RETURNS BACK TO THE INITIAL SITTING ROOM WHERE A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having two ceiling light points, two central heating

radiators, deep skirting, UPVC double glazed windows to both side elevations.

Further doors leading to;

MASTER BEDROOM

21'0" max x 20'8" max (6.40 max x 6.30 max)



A very well-proportioned double bedroom benefitting from ensuite facilities, having windows to three elevations, fitted with a generous range of built-in furniture including three quarter height wardrobes, low level drawer units and dressing table, three central heating radiators, coved ceiling with light point, UPVC double glazed windows.

Further multi-paned door giving access through into the;

ENSUITE

13'6" x 8'3" (4.11 x 2.51)



A particularly generous space having raised bathing area with inset octagonal deep spa bath with tiled and mirrored surround, Karndean woodgrain effect flooring, vanity unit with inset wash basin and chrome mixer tap, close coupled WC and bidet, central heating radiator, ceiling light point, UPVC double glazed windows to both the rear and side elevations.

BEDROOM 2

16'3" x 11'0" (4.95 x 3.35)



A further well-proportioned double bedroom affording fantastic far reaching views to the front across the property's own garden and Trent Valley countryside beyond, having deep skirting, ceiling light point, central heating radiator, large walk-in UPVC double glazed bay window to the front.

BEDROOM 3

16'2" x 7'3" (4.93 x 2.21)



Having dual aspect, built-in airing cupboard housing hot water cylinder, central heating radiator, ceiling light point, UPVC double glazed windows to both front and side elevation.

BEDROOM 4

13'2" max x 8'5" max (4.01 max x 2.57 max)



An L-shaped double bedroom having far reaching views to

the front, with useful over stairs storage cupboard, central heating radiator, ceiling light point, UPVC double glazed window.

BATHROOM

16'2" x 5'6" (4.93 x 1.68)



A well-proportioned space fitted with a modern white suite comprising of large walk-in shower enclosure with curved sliding screen, two seating areas with body jets and central rose with further independent shower handset, panelled Carron spa bath, close coupled WC, white-fronted vanity unit with wash basin and chrome mixer tap, tiled splashbacks, further storage cupboards with inset downlighters, ceiling light point, central heating radiator, UPVC double glazed windows to both the rear and side elevations.

FROM THE FIRST FLOOR LANDING, FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO THE SECOND FLOOR;

BEDROOM 5

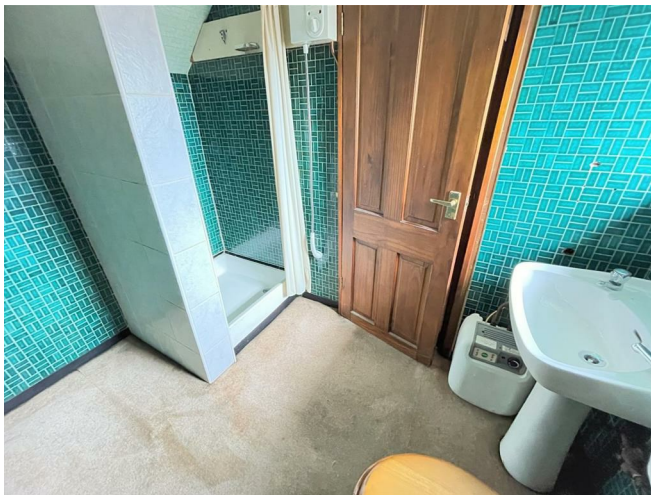
28'10" max x 13'7" max (8.79 max x 4.14 max)



A versatile space which would make an ideal teenage bedroom and sitting area, or home office, having pitched ceilings, electric heater, UPVC double glazed windows to three elevations.

SHOWER ROOM

7'9" x 5'10" (2.36 x 1.78)



Having a suite comprising of walk-in shower enclosure

with wall-mounted electric shower, low flush WC, pedestal wash hand basin, ceiling light point, part-pitched ceiling, UPVC double glazed window.

EXTERIOR



The property occupies a fantastic slightly elevated position on the outskirts of this highly regarded and well served village and affords a fantastic outlook to the front across Trent Valley countryside. Set back from Nottingham Road behind a further service road with walled frontage and electric gate access leading on to a substantial tarmacadam driveway which provides off road car standing for numerous vehicles and in turn leads to a;

DOUBLE GARAGE

22'9" x 19'9" (6.93 x 6.02)



Having electric roller shutter door, power and light.

Attached to the rear of the garage is a useful space which is currently utilised as;

GYM

22'10" x 21'3" (6.96 x 6.48)



Having pitched ceiling with exposed trusses, light points, built-in storage cupboard, UPVC double glazed door to the side.

FRONT GARDEN



The front garden is mainly laid lawn with well stocked perimeter borders with established trees and shrubs.

To the side of the property accessed via a timber courtesy gate, is a paved terrace with access back into the dining/games room and in turn leads to a further paved area to the rear of the property.

REAR GARDEN



To the rear of the property accessed via steps, is a substantial elevated garden which affords spectacular panoramic views across the Trent Valley, with the garden being mainly laid to lawn, having established trees and benefitting from a southerly aspect.

COUNCIL TAX BAND

Gedling Borough Council - Tax Band E

TENURE

Freehold

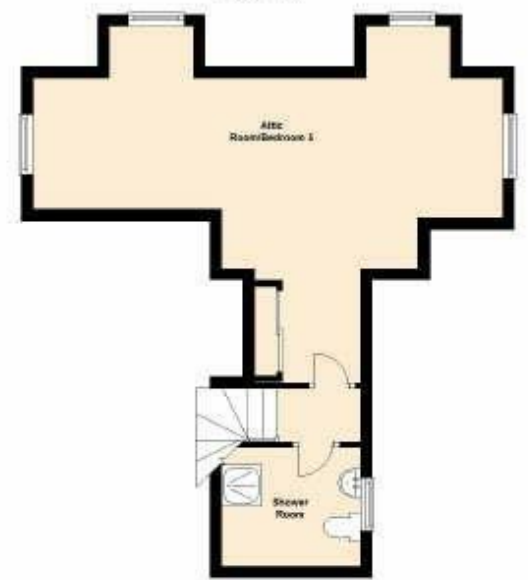
Ground Floor
Approx. 1271.2 sq. feet



First Floor
Approx. 1495.6 sq. feet



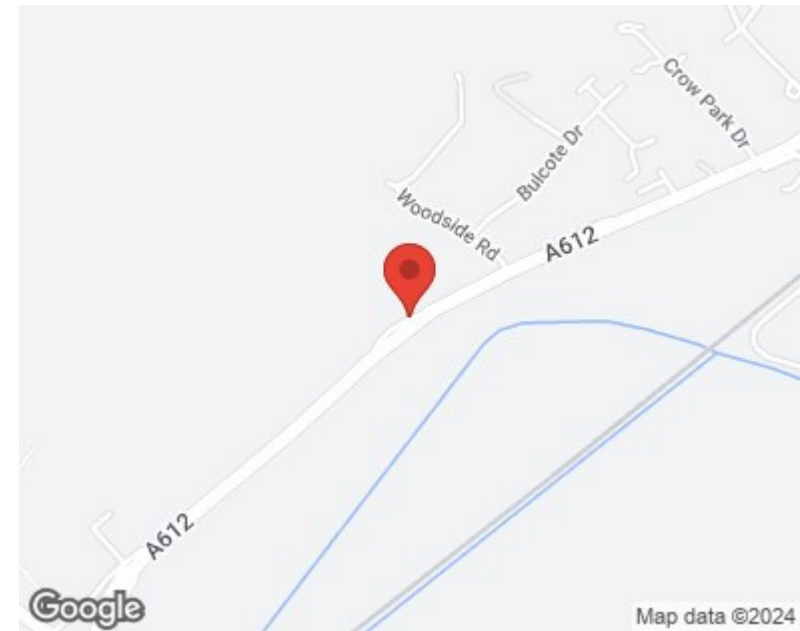
Second Floor
Approx. 354.2 sq. feet





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers