



**1 Cragmoor Road, Burton Joyce,  
Nottinghamshire, NG14 5AR**

**£595,000**  
Tel: 01949 836678

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

We have pleasure in offering to the market this immaculately presented, detached period home which offers an excellent level of accommodation lying in the region of 1,700sq.ft. including its integral garage and occupying what is a pleasant, established corner plot that lies in the region of 1/5 of an acre.

The property retains much of its original character with deep skirting, architrave, picture rails and period doors but has been sympathetically modernised over recent years with contemporary kitchen and bathrooms as well as tasteful decoration throughout and UPVC double glazing with leaded lights.

Internally the accommodation comprises an initial well proportioned entrance hall with attractive staircase rising to the first floor, two main receptions, a well appointed kitchen with contemporary units and integrated appliances and useful utility off and a ground floor cloak room.

To the first floor there are four bedrooms, Bedroom 1 benefitting from ensuite facilities, and a well proportioned family bath/shower room, again appointed with a contemporary suite.

As well as the accommodation on offer the property occupies a pleasant corner plot with a good level of off road parking and integral garage, the majority of the garden lying to the southerly side and an additional, enclosed, courtyard garden at the rear.

The property is positioned within easy walking distance of the heart of this popular Trent side village boasting an excellent level of amenities as well as road and rail links.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

### **BURTON JOYCE**

Burton Joyce is well equipped with 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.

AN ATTRACTIVE OPEN FRONTED STORM PORCH LEADS TO A COMPOSITE ENTRANCE DOOR WITH GLAZED LIGHTS AND IN TURN INTO:

### **MAIN ENTRANCE HALL** 14'10" x 10'5" (4.52m x 3.18m)



A particularly well proportioned, light and airy reception creating an impressive entrance to the house having spindle balustrade staircase rising to the first floor landing with useful under stairs alcove and cupboard beneath, windows to two elevations including an attractive walk in double glazed bay window, central heating radiator, deep skirting, picture rail and wood effect flooring.

Further traditional style doors leading to:



### **SITTING ROOM** 17'2" x 11'10" (5.23m x 3.61m)



A well proportioned reception benefitting from windows to three elevations creating a light and airy room the focal point of which is a chimney breast with feature fire surround and mantle and marble hearth, alcoves to the side, picture rail, deep skirting and central heating radiator.

## LOUNGE

13'11" x 11'10" (4.24m x 3.61m)



A further well proportioned reception having aspect into the garden at the front with deep skirting, picture rail, central heating radiator and double glazed windows with integral blinds.

## GROUND FLOOR CLOAK ROOM

7'7" x 3' (2.31m x 0.91m)



Having a two piece white suite comprising close coupled WC and wall mounted washbasin with chrome taps and double glazed window to the side.

## BREAKFAST KITCHEN

14'7" x 12' (4.45m x 3.66m)



A well proportioned and beautifully appointed room which has been tastefully modernised with a generous range of contemporary wall, base and drawer units as well as 3/4 high larger units with brush metal fittings which combine to create a fantastic level storage having granite preparation surfaces, complementing central island unit with integral breakfast bar which creates an excellent working area, the main run having integral granite sink and drain unit with chrome swan neck mixer tap and granite upstands, integrated appliances including Siemens induction with contemporary chimney hood over, twin ovens including combination microwave, dishwasher, fridge freezer and under counter wine cooler, inset downlighters to the ceiling, contemporary towel radiator, under floor heating and double glazed window.

An engineered oak contemporary door leads through into:



## UTILITY

9'10" x 5'11" (3.00m x 1.80m)



Having fitted wall and base units providing a good level of storage, two runs of work surfaces, one with inset round bowl sink and chrome mixer tap, plumbing for washing machine, space for tumble dryer, floor standing gas central heating boiler, inset downlighters to the ceiling and UPVC exterior door.

RETURNING TO THE MAIN ENTRANCE HALL AND ATTRACTIVE SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

## FIRST FLOOR LANDING

Having deep skirting, picture rail, access loft space above and double glazed window.

Further doors leading to:

## BEDROOM 1

13'10" max x 12'4" max (4.22m max x 3.76m max)



A double bedroom having aspect to the front and benefitting from ensuite facilities with deep skirting, central heating radiator and double glazed window.

A further door leads through into:

## ENSUITE SHOWER ROOM

8'2" x 3'8" (2.49m x 1.12m)



Having a contemporary suite comprising double width shower enclosure with bifold screen and wall mounted electric shower with downlighter and extractor above, wall hung Duravit WC with concealed cistern, vanity unit with

washbasin, contemporary tiled splash backs and floor, towel radiator and inset downlighters to the ceiling.



## BEDROOM 2

17'6" x 12' (5.33m x 3.66m)

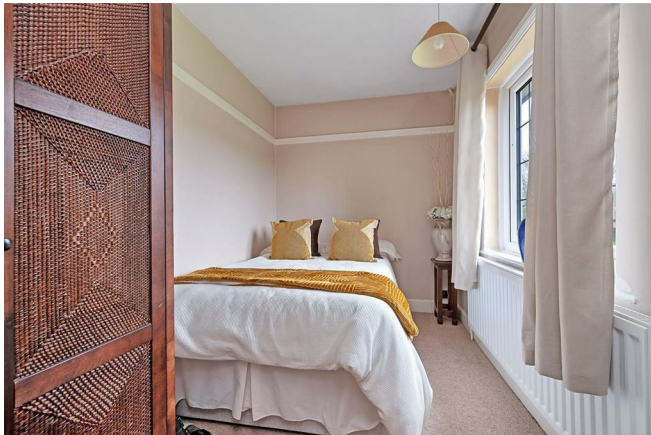


A well proportioned double bedroom flooded with light benefitting from windows to three elevations and having two runs of fitted wardrobes with sliding mirrored door fronts providing an excellent level of storage, deep skirting, picture rail, central heating radiator and double glazed windows.



### BEDROOM 3

14'7" x 6'10" (4.45m x 2.08m)



A further double bedroom having aspect to the front with picture rail, deep skirting, central heating radiator and double glazed window.

### BEDROOM 4

12'2" x 8'1" (3.71m x 2.46m)



Currently utilised as a home office but would make an excellent child's single bedroom having built in storage with wardrobes and overhead cupboards, airing cupboard housing hot water cylinder, central heating radiator and double glazed window to the side.

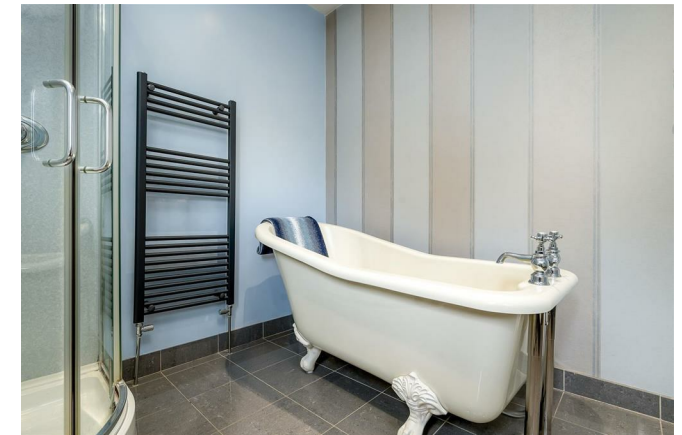
### BATH/SHOWER ROOM

9'6" x 7'10" (2.90m x 2.39m)



Having a suite comprising free standing ball and claw, roll top, slipper bath, separate quadrant shower enclosure with curved sliding double doors and wall mounted shower mixer, close coupled WC, vanity unit providing a good

level of storage with twin round bowl washbasins with chrome mixer taps and glass splash backs, contemporary towel radiator, inset downlighters to the ceiling and double glazed window to the side.



## EXTERIOR



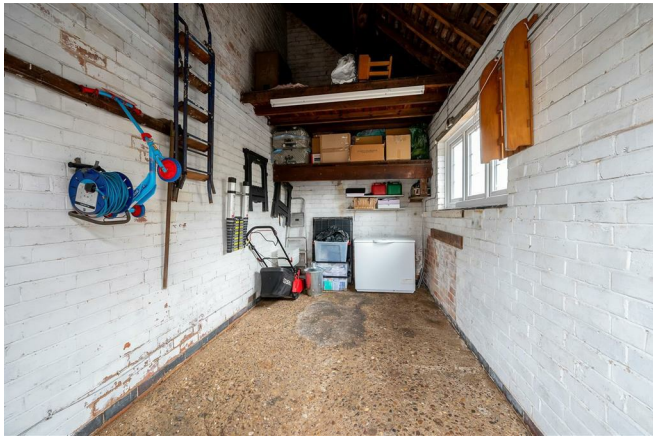
The property occupies a pleasant established corner plot with the main garden lying to the southerly side and is generous by modern standards, mainly laid to lawn with borders enclosed by mature hedging and panelled fencing. The driveway is accessed off Cragmoor Road and provides a good level of off road parking and in turn leads to an attached garage. To the rear of the property is a further enclosed courtyard style garden designed for low maintenance having block set paving, an established rockery, useful timber storage shed, outside cold water tap and enclosed by feather edged board fencing.





### **GARAGE**

16' x 8' (4.88m x 2.44m)



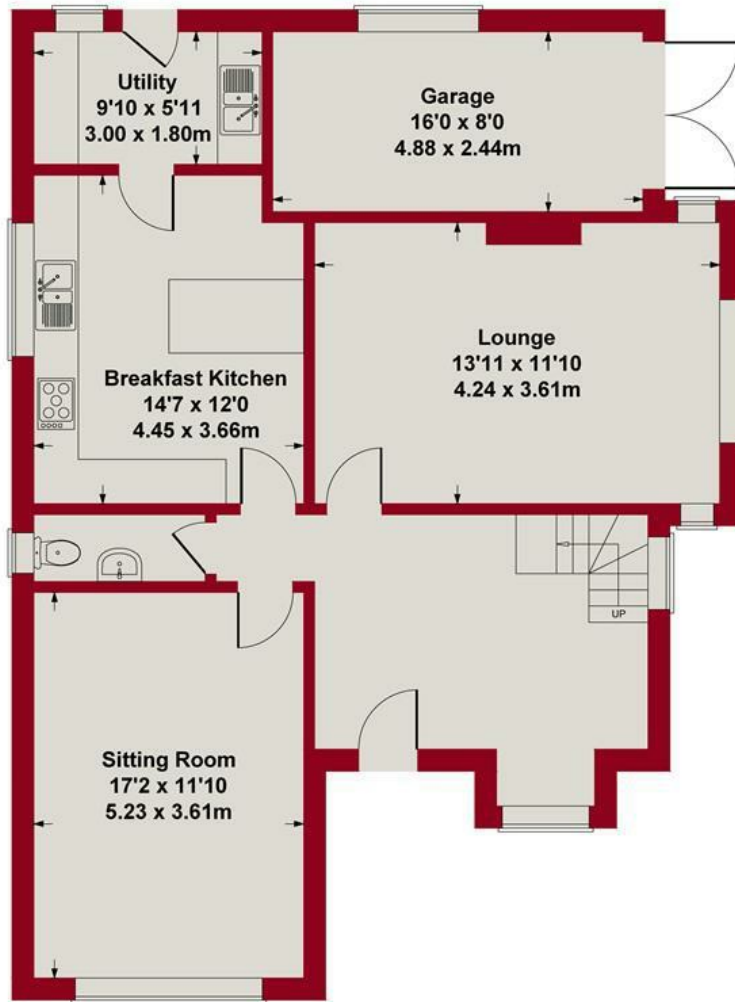
### **COUNCIL TAX BAND**

Gedling Borough Council - Band F

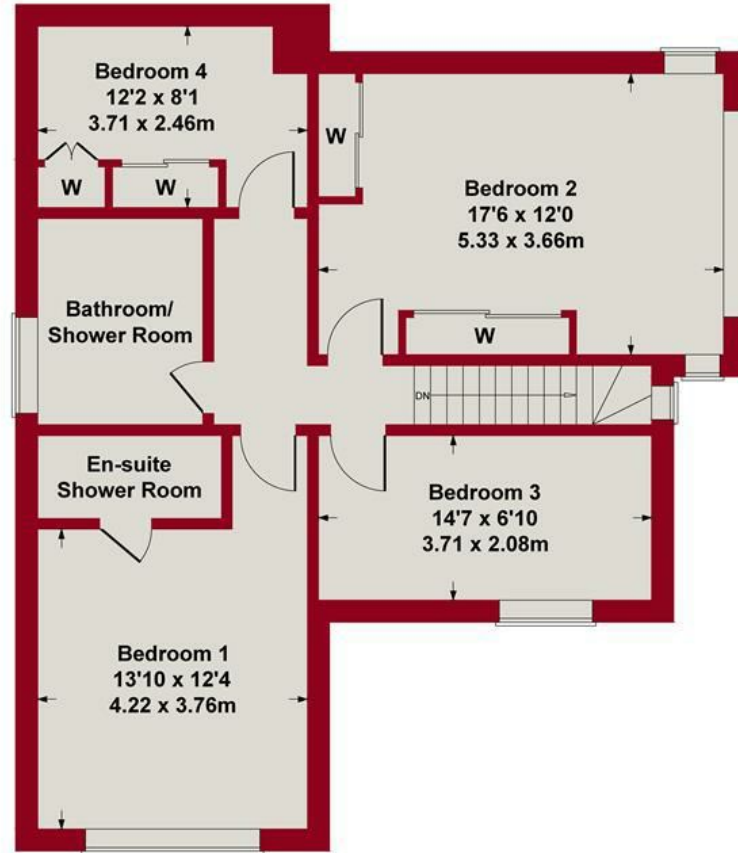
### **TENURE**

Freehold

Approximate Gross Internal Area  
1862 sq ft - 173 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	49	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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