



**15 The Farmstead, Burton Joyce,
Nottinghamshire, NG14 5JZ**

£765,000
Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
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A fantastic opportunity to purchase an interesting, individual, detached family orientated home forming one of a handful of bespoke, modern homes completed in 2022 to a high specification and offering a versatile level of accommodation which approaches 2,200 sq.ft.

Located within a small, select development of similar bespoke dwellings on the former Glebe Farm site, the properties have been designed to offer elements of a more traditional build with attractive brick elevations beneath a pantiled roof, having a double fronted facade behind which lies a great deal of versatility. The property has two main reception rooms as well as a spacious open plan living/dining kitchen which leads out into a rear garden affording wonderful panoramic views across the Trent valley. In addition there is a useful utility and ground floor cloak room. The second reception is perfect as a home office, ideal for today's way of working or, alternatively is large enough to be a formal dining room or playroom.

To the first floor the property boasts four double bedrooms, three of which benefit from ensuite facilities, with separate family bathroom. The master suite is particularly impressive having a well proportioned double bedroom with an attractive high vaulted ceiling and Juliette balcony with stunning panoramic views as well as a walk through dressing room and ensuite.

The property benefits from attractive flush casement double glazed windows, gas central heating, the addition of air conditioning to the living area of the kitchen and master bedroom, neutral decoration throughout and contemporary fixtures and fittings.

As well as the internal accommodation the property occupies a pleasant plot with an excellent level of off road parking having a large block set driveway which leads to a substantial double garage. The rear gardens are enclosed to all sides, benefitting from extensive panoramic views across the village and the Trent valley beyond.

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.

A COMPOSITE COTTAGE STYLE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL L SHAPED ENTRANCE HALL

14'7" max x 11'4" max (4.45m max x 3.45m max)

A well proportioned entrance vestibule having attractive contemporary spindle balustrade oak staircase rising to the first floor landing above, contemporary tiled floor, deep skirting and architraves, built in cloaks cupboard, further under stairs storage cupboard and cottage style doors leading to:

SITTING ROOM

17'9" x 12'3" (5.41m x 3.73m)



A pleasant reception offering a particularly light and airy space benefitting from a dual aspect having double glazed window to the front and French doors at the rear which lead out into the rear garden but also offer elevated views across the Trent valley. The focal point to the room is a chimney breast with flagged hearth, inset solid fuel stove and alcoves to the side. The room having continuation of the tiled floor, deep skirting, inset downlighters to the ceiling and additional wall light points.



GROUND FLOOR CLOAK ROOM

6' x 5' (1.83m x 1.52m)



Having a contemporary suite comprising close coupled WC and half pedestal washbasin with chrome mixer tap and tongue and groove effect splash backs, tiled floor and inset downlighters to the ceiling.

STUDY

12'6" x 10'11" (3.81m x 3.33m)



A well proportioned reception which would be ideal as a home office perfect for today's way of working but alternatively could provide either formal dining, a n additional snug for further reception space. The room

having continuation of the tiled floor, inset downlighters to the ceiling and dual aspect with double glazed windows to the front and side.

KITCHEN

26'4" max 18'4" max (8.03m max 5.59m max)



A stunning, well proportioned, open plan space which provides an attractive fitted kitchen opening out into a reception area which is large enough to accommodate both a dining and living area. The room benefits from windows to three elevations including double glazed French doors to the side and full height windows at the rear looking out onto the rear garden and further far reaching, panoramic views beyond.

The initial kitchen area is tastefully appointed with a modern range of units in a Shaker style finish in heritage colours with quartz preparation surfaces providing an excellent working area, including a central island unit with integral breakfast bar providing informal dining and having undermounted sink with brush metal swan neck mixer tap. Integrated appliances including induction hob with Neff contemporary hood over, fan assisted oven with combination microwave, dishwasher, wine cooler and larder unit with central alcove and inset Rangemaster fridge freezer. The room having attractive tiled floor, deep skirtings and inset downlighters to the ceiling.

A further door leads through into:





UTILITY ROOM

9'8" x 6'8" (2.95m x 2.03m)



Tastefully appointed to complement the main kitchen with a range of fitted wall and base units as well as a built in larder unit which also houses a Baxi gas central heating boiler. The room having plumbing for washing machine, space for tumble dryer above, inset downlighters to the ceiling, continuation of the tiled floor, built in cloaks cupboard and composite exterior door with double glazed light leading out into the rear garden.

RETURNING TO THE INITIAL ENTRANCE HALL AN ATTRACTIVE SPINDLE BALUSTRADE STAIRCASE RISES TO:

FIRST FLOOR LANDING



Having built in airing cupboard which also houses the pressurised hot water cistern, central heating radiator, access to loft above, deep skirting and architraves and double glazed window which affords far reaching views.

Further doors in turn lead to:

BEDROOM

MASTER SUITE

A fantastic space of generous proportions offering just in excess of 340 sq.ft. of floor area comprising an initial corridor giving access a walk through dressing room and ensuite facilities and opens out into a stunning double bedroom.

BEDROOM

17'8" x 10' (5.38m x 3.05m)



Having high vaulted ceiling with inset skylights and additional double glazed French doors with Juliette balcony which affords wonderful, panoramic views across the Trent valley. In addition to the room having two central heating radiators, integrated air conditioning and deep skirtings.



WALK THROUGH DRESSING ROOM/WARDROBE

13' x 5'5" (3.96m x 1.65m)



Having built in furniture with hanging rails and storage alcoves, inset downlighters to the ceiling, skylight, central heating radiator and a further door leading through into:

ENSUITE SHOWER ROOM

9'5" x 5'6" (2.87m x 1.68m)



Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs, contemporary towel radiator and double glazed window to the side.

BEDROOM 2

17'9" max (inc ensuite) x 11'6" max (5.41m max (inc ensuite) x 3.51m max)



A further well proportioned double bedroom also benefitting from ensuite facilities having a dual aspect with double glazed windows to the front and side, built in wardrobes, central heating radiator, inset downlighters to the ceiling and further door leading through into:



ENSUITE SHOWER ROOM

7' x 5'6" (2.13m x 1.68m)



Having a contemporary suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and half pedestal washbasin with chrome mixer tap tongue and groove effect panelled splash backs, contemporary towel radiator and inset downlighters to the ceiling.

BEDROOM 3

18'10" max (inc ensuite) x 8'8" max (5.74m max (inc ensuite) x 2.64m max)

A further double bedroom benefitting from ensuite facilities having central heating radiator, deep skirtings, inset downlighters to the ceiling, double glazed window and a further door leading through into:

ENSUITE SHOWER ROOM

9'9" x 4'7" (2.97m x 1.40m)

Having a contemporary suite comprising double length shower enclosure with wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and half pedestal washbasin with chrome mixer tap and tongue and groove effect splash backs, contemporary towel radiator, timber plank effect tiled floor and double glazed window to the front.

BEDROOM 4

15' max x 8'7" (4.57m max x 2.62m)



A double bedroom having fantastic panoramic views to the rear with central heating radiator and double glazed window.

FAMILY BATHROOM

9'5" x 7'2" (2.87m x 2.18m)



A well proportioned spacy having a contemporary suite comprising attractive double ended, free standing bath with floor standing mixer tap and integral shower handset, close coupled WC and vanity unit with inset washbasin, contemporary towel radiator, deep skirtings and inset downlighters to the ceiling.



EXTERIOR



The property occupies a pleasant position close to the entrance to this small cul-de-sac setting, set back behind and open plan frontage which has been landscaped to maximise off road parking with a large block set driveway providing car standing for numerous vehicles and adjacent lawn. The driveway in turn leads to double garage. To the rear of the property there is an enclosed garden with a large paved terrace which links back into both the living room and reception area of the kitchen creating an excellent outdoor entertaining space and leads out onto a mainly lawned garden which is bordered by feather edge board fencing and affords elevated views across the Trent valley.



DOUBLE GARAGE

21'9" wide x 19'1" deep (6.63m wide x 5.82m deep)

A substantial detached brick and pantiled double garage with twin roller shutter electric doors, power and light and potential storage in the eaves, providing an excellent level of secure parking or storage.

COUNCIL TAX BAND

Gedling Borough Council - Band G

TENURE

Freehold - TBC

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).

Please note the property is situated off a private drive and there is an annual service charge which is currently in the region of £420 per annum. When the site is finally completed there will be a Management Committee set up with the residents.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications

and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

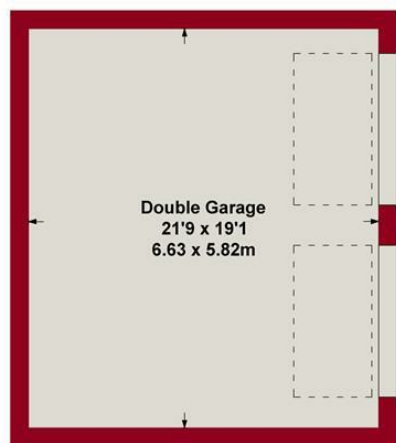
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

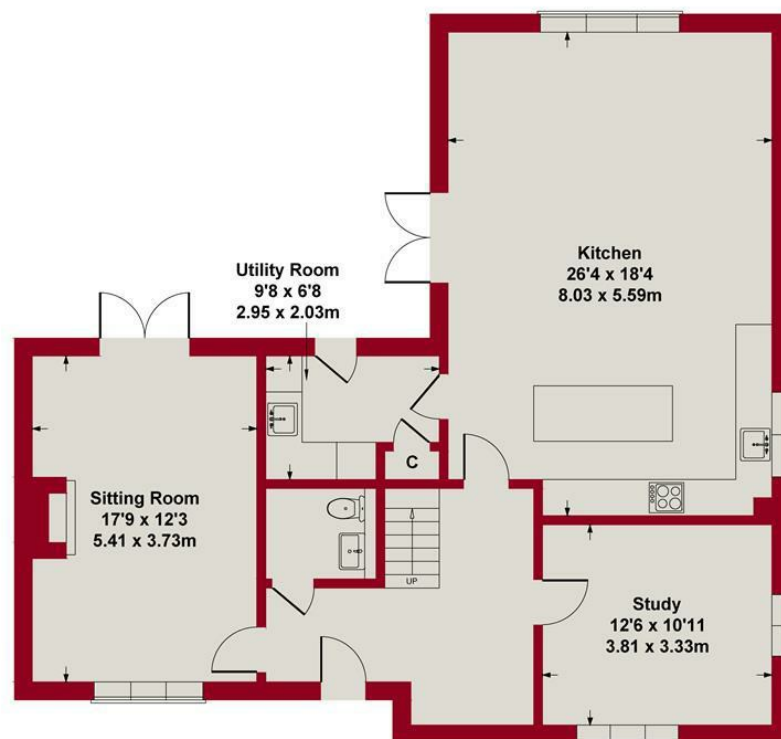
<https://reports.ofsted.gov.uk/>

Planning applications:-

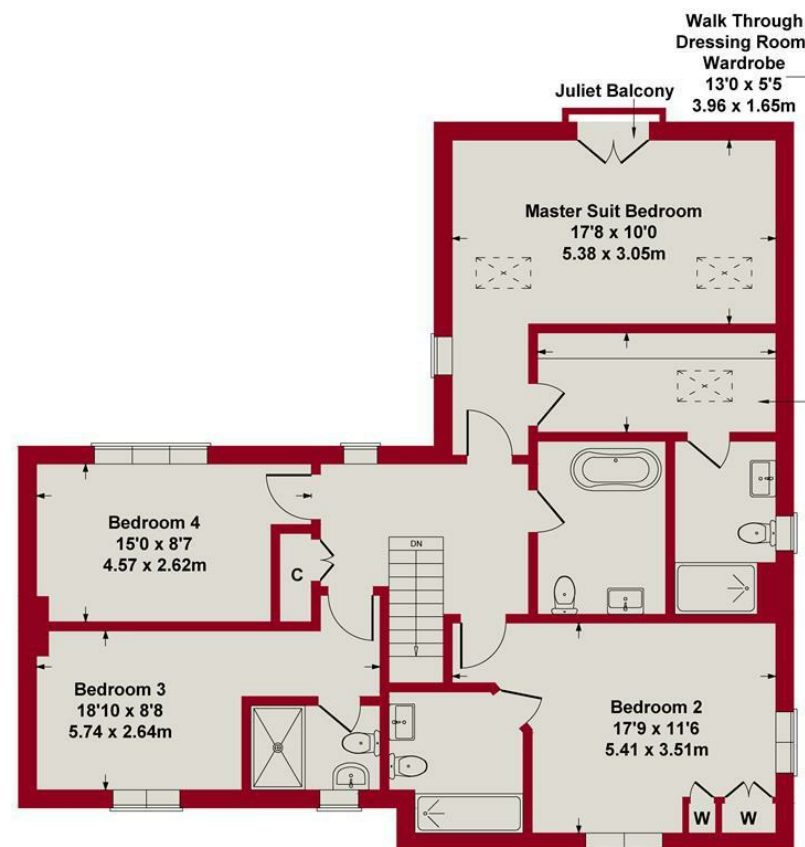
<https://www.gov.uk/search-register-planning-decisions>



GARAGE



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		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



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