



ELITE HOMES

Consultative Estate Agents with Integrity



6 The Ridings, Bulcote, Nottingham
NG14 5GW

Overview

This detached property has been stylishly refurbished and extended by its current owners, to create a fabulous deceptively spacious family home, offering a versatile layout with up to 5 bedrooms. Fantastic open plan kitchen/living/dining, separate utility, garden/family room and sitting room /office. Great size landscaped secure garden, enjoying sunny aspect and open views, large patio area, decking terrace and recently finished outdoor BBQ / kitchen area. This property benefits from new aluminium double glazing throughout, underfloor heating, central heating Worcester boiler, large driveway and a detached garage. Set back from the road in a cul-de-sac location within walking distance to the village.

Key Features

- Fully Refurbished Contemporary Detached Family Home
- Sunny Landscaped Garden with Open Views
- Deceptively Spacious, Versatile Layout with Downstairs Bedroom & Bathroom
- Fantastic Open Plan Kitchen / Dining / Living room with Underfloor Heating
- Large Bi Fold Doors to Landscaped Garden, Separate Utility
- Additional Sitting Room / Office & Garden Room
- Detached Garage, Newly Laid Resin & Tarmac Driveway Providing Parking for Numerous Vehicles
- Private Cul-De-Sac Position
- Located Walking Distance to Village Amenities

Accommodation

Ground Floor

As you enter this property you immediately appreciate the modern feel to this property. With an airy entrance hall which offers plenty of space to welcome your guests, a useful large cloaks cupboard and beautiful oak and glass balustrade staircase.

The expansive open plan kitchen/dining/living room is the heart of the home, spanning the rear of the property, with large bi-fold doors enjoying the sunny garden aspect. The kitchen offers an array of cupboard and storage, Neff integrated appliances including induction hob and double ovens, Quooker boiling tap and large central island with bar stool seating. This area benefits from underfloor heating and there is a separate utility with plumbing for washing machine and tumble dryer.

Through to the garden room, which the current owners enjoy as a great family space, with doors opening out to the front and back gardens.

There are 2 further rooms downstairs, currently being used as a sitting room / office, and the other a good size double bedroom. There is also a large family bathroom on this floor.

First Floor Accommodation

Off the central landing with skylights above. there is an impressive principal bedroom with feature full height windows and Juliette balcony enjoying the beautiful private views to the rear. This is a great size room with plenty of space for a dressing area and there is also an en-suite. There are 2 further bedrooms on this floor of equal proportions and a separate shower room with W.C.

Outside

The rear garden is a great size, mainly laid to lawn with some areas of artificial grass for ease and low maintenance, securely fenced and enjoying a sunny aspect with open views. Landscaped with a large resin patio, retaining wall with feature seating, newly built outdoor BBQ / kitchen area, and decking area enjoying a different aspect of the garden.

The property is set back from the road, positioned at the end of a cul-de-sac. Boasting a good-sized driveway, providing off-road parking for multiple vehicles, detached garage and secure gates to both sides of the property.

Location

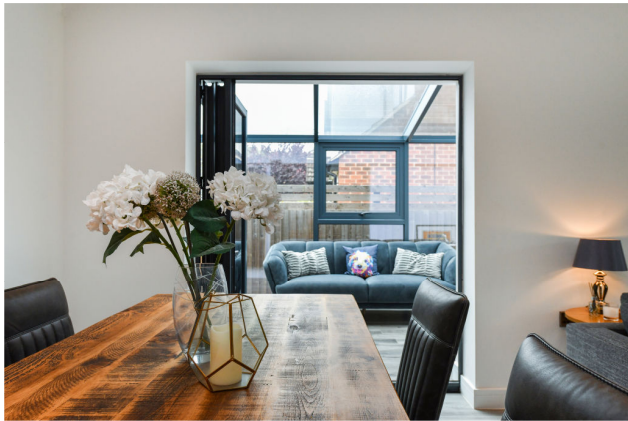
This contemporary family home a short stroll from the many amenities on offer in the village of Burton Joyce. These include a variety of shops, post office, public houses, nurseries, a primary school, dentist and doctors surgeries. The facilities at nearby Victoria Retail Park in Netherfield, three miles away, include national retailers such as Boots, Halfords, Next, TK Maxx, B&Q, Costa, Morrisons and a M&S Food Hall.

Burton Joyce is situated approximately 7.5 miles north east of Nottingham city, it has excellent bus and rail links and therefore acts as a preferred commuter village for many of its residents. With access to Burton Joyce Primary School and Carlton Le Willows Academy, it is equally favoured by families.

There are 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.

There are stunning countryside walks on the doorstep to this property. The River Trent is just a few minutes' walk away offering cycle paths and footpaths to explore the local area.

Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 242.6 sq. metres (2611.2 sq. feet)

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