



ELITE HOMES

Consultative Estate Agents with Integrity



6 Chesterfield Drive, Burton Joyce, Nottingham  
NG14 5EQ



## Overview

A beautiful detached 4 bed period property in the centre of this desirable village. Expansive driveway, large garage and workshop. 3 reception rooms, fabulous kitchen diner, utility, downstairs shower room and beautiful private garden.

## Key Features

- Substantial Detached Period Property Set Over Three Floors
- Flexible Layout with Three Reception Rooms & Four Double Bedrooms
- Character Features include Log Burner Fireplaces & Sash Windows
- Fabulous Open Plan Kitchen / Dining Room, Utility & Downstairs W.C
- Spacious Living Room & Downstairs Shower Room (with its own separate entrance if self-contained space required)
- Beautiful South Facing Large Garden with Entertaining Patio & Gazebo
- Wide Plot with Expansive Driveway, Detached Garage & Workshop
- Great Central Village Location

## Description

A rare opportunity to purchase a substantial detached period property located in the heart of the desirable village of Burton Joyce. Boasting a wider than average plot with expansive driveway, detached garage and workshop.

This character property offers spacious accommodation spanning over three floors; four good size double bedrooms, luxurious family bathroom, downstairs shower room, three flexible reception rooms and a fabulous open plan kitchen / dining room with utility and wc.

The deceptively spacious interior retains a number of character features including log burner fireplaces and traditional sash windows. The property is partly double glazed and benefits from gas central heating and an alarm system.

The large private garden is a particular selling point of this property, enjoying established planting and trees, a large entertaining patio and gazebo area, making this a beautiful family home for all ages to enjoy.

### Ground Floor Accommodation

You enter this property into a spacious welcoming entrance hall reception room with focal log burner fireplace. With doors leading off to the living room, kitchen diner, lounge/snug and staircase up to the first floor.

The living room is a vast size with a relaxing feel, there is a large bay window enjoying the front aspect and a window to the side, with enough space where the current owners have created a perfect study area. This room has a separate entrance where there is also a shower room and wc, so perfect if a self-contained area was required.

The lounge / snug is perfectly proportioned with a traditional and cosy feel, feature log burner and attractive fireplace surround, wooden flooring and traditional sash windows to front and side aspect.

The superb open plan breakfast kitchen has a large central granite island with spacious dining area, underfloor heating and patio doors opening out to the patio and rear garden. There is a large range of wall and base units, 2 electric Neff ovens, integrated dishwasher, wine fridge and space for an American fridge freezer. Through to a useful utility with plumbing for a washing machine and tumbled dryer and a separate downstairs wc.

### First Floor Accommodation

Three good size double bedrooms and a luxurious family bathroom fully tiled with large bath and rainfall shower, vanity units and sink, heated towel rail and underfloor heating.

### Second Floor Accommodation

Fourth bedroom, currently being used as an office, with spectacular far reaching field views.

### Outside

The property is set back from the road, proudly positioned on a wide plot, boasting a large private driveway, with a traditional walled boundary and gravel area providing off street parking for a number of vehicles.

To the rear, the established south facing garden and lawn area benefits from a delightful sunny aspect and large patio perfect for entertaining. In the corner of the garden there is an attractive gazebo currently housing a hot tub, with outdoor electrics and lighting.

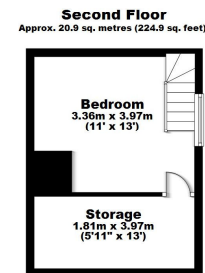
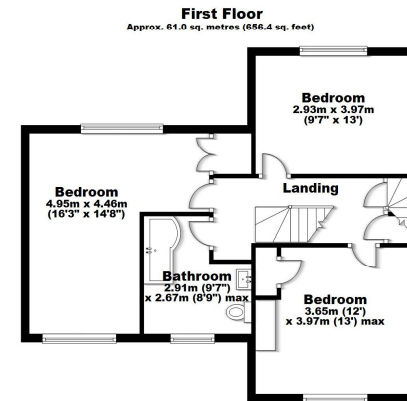
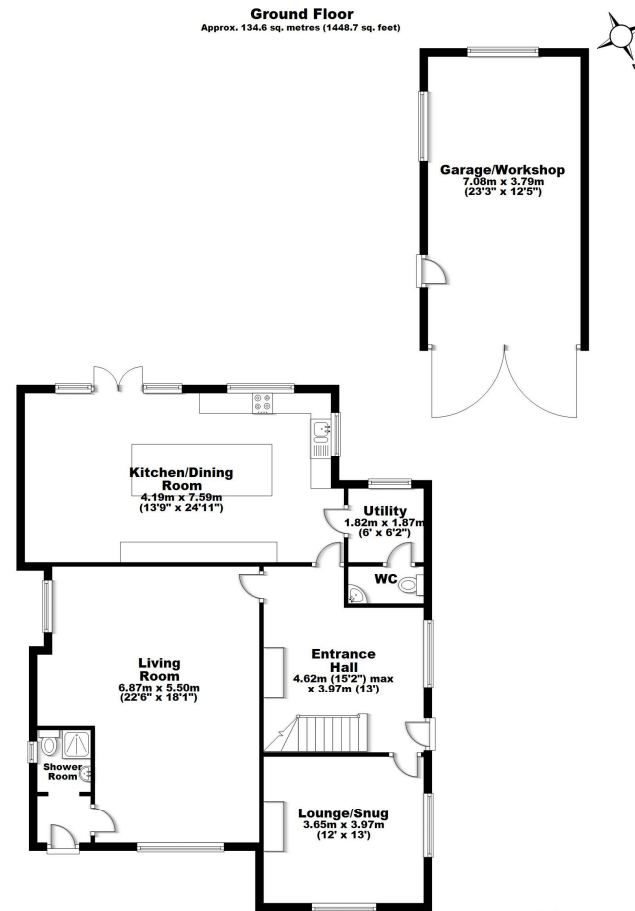
### Council Tax Band D











Total area: approx. 216.5 sq. metres (2330.0 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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