



ELITE HOMES

Consultative Estate Agents with Integrity



Bridle Road, Burton Joyce, Nottingham
NG14 5FP

Overview

Luxurious detached country home offering 2400 sq ft of accommodation across one floor, circa 0.7 acre plot, eco credentials, large garden & stunning countryside views. Additional land available for separate negotiation.

Key Features

- Circa 2400 sq ft / 224 m2 of Luxurious Living Accommodation.
- 3/4 Large Double Bedrooms
- Dressing Area to Principle Bedroom.
- 2 Bath / Shower Wet Rooms.
- 2 Spacious Reception Rooms.
- Open Plan Modern Kitchen Diner.
- Large Secure Private Garden with Professional Quality Chipping & Putting Green.
- Oak Beamed Covered Garden Room with Open Fire.
- Summer House with Terrace.
- Expansive Driveway, Parking for Multiple Vehicles.
- 32 Solar Panels – Generating Payback
- Economical Ground Source Heat Pump.

Description

This stunning one level home was converted from a farm building in 2009. Set in a large private flat plot of circa 0.7 acre, with breathtaking far reaching countryside views. Built with the future in mind with solar panels, a ground source heat pump and its own energy storage batteries. The oak beams and all over travertine floors accentuate its rustic warmth, while the underfloor heating takes care of a cosy temperature throughout the year.

Accommodation

- Modern open plan 'cockpit' (half circle) kitchen diner with an array of integrated appliances.
- Spacious lounge divided by 2-sided Stûv fireplace and beautiful vaulted ceiling.
- Impressive oak and glass morning room with bifold and French doors.
- Principle bedroom suite with floor to ceiling windows overlooking the garden, dressing area, en-suite wet room with his and hers vanity cabinet, separate toilet with bidet.
- Double bedroom with storage and floor to ceiling windows overlooking the garden.
- Double bedroom with storage and floor to ceiling windows overlooking garden, currently being used as office.
- Family bathroom wet room with bath and separate shower, vanity cabinet and toilet.
- Spacious entrance hall with toilet and useful cloak area.
- Utility room with washing machine and tumble dryer.

Outside

- Oak beamed covered garden room with open fire and ample dining/seating area ideal for entertaining.
- Fully enclosed large private garden with professional quality chipping and putting green plus golf driving net.
- Numerous off road parking spaces on large driveway.

Location

This unique property sits in a large private plot, positioned at the highest part of the ridge between Lambley and Burton Joyce, less than 25 minutes from Nottingham city centre, nestled in countryside with breathtaking surrounding views.

Burton Joyce is a highly regarded, sought-after village situated on the River Trent offering an enviable range of amenities including both doctor and dentist surgeries, a post office, supermarket, takeaways, library and pubs.

Situated approximately 8 miles north east of Nottingham city, the village has excellent bus and rail links and therefore acts as a preferred commuter village for many of its residents. With easy access to Nurseries and Playgroups, Infant, Junior and Secondary Schools, all well regarded with families.

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, Starbucks and a M&S Food Hall.

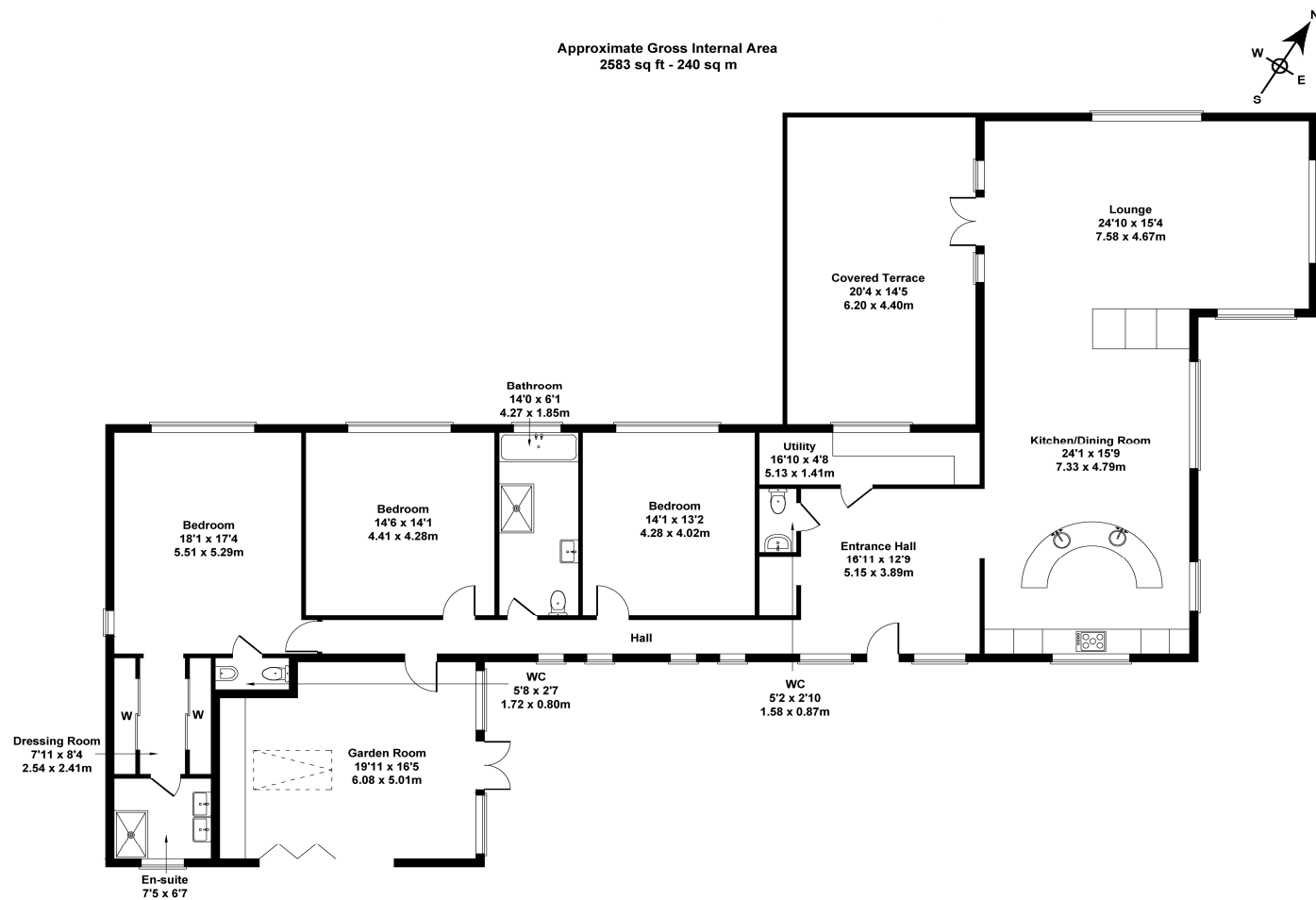
8 miles from Nottingham
21 miles from Newark
33 miles from Leicester
35 miles from Lincoln

Council Tax Band G









Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

4 Millennium Way, Phoenix Centre
Nottingham NG8 6AS

Tel: 01159 068 074

Elite Homes and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Elite Homes has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.



ELITE HOMES

Consultative Estate Agents with Integrity