



ELITE HOMES

Consultative Estate Agents with Integrity



Trent Holme, 104 Church Road, Burton Joyce, Nottingham
NG14 5DQ

Overview

A beautiful blend of character features & modern comfort! A lovingly refurbished family home, deceptively spacious, versatile accommodation with no upward chain. 5 bedrooms, 4 bathrooms, stylish open plan kitchen dining room, utility, lounge and study. Private garden and large driveway. Central village location.

Key Features

- Beautiful Refurbished 5 Bed Detached Family Home
- Stylish Kitchen Dining Room with Utility
- 3 En-Suite Shower Rooms & Family Bathroom
- 3 Bedrooms on Ground Floor and 2 on First Floor
- Additional Study / Snug
- Deceptively Spacious with Versatile Layout
- Perfectly Proportioned Private Garden with Patio
- Large Driveway Providing Parking for Multiple Vehicles
- Fantastic Central Village Location
- No Upward Chain

Description

This large detached dormer bungalow has been stylishly and lovingly refurbished by its current owners to create a fabulous spacious family home. Capturing a beautiful blend of character features & modern comfort whilst offering a flexible layout to suit all.

Boasting character features including traditional parquet flooring, picture rails, stain glass windows and unique tiled fireplace. Modern features include a fantastic first floor extension with Juliette balconies overlooking the garden and ensuites to both bedrooms.

The property benefits from gas central heating (with old school style column radiators) underfloor heating and double glazing throughout. Stylish shutters (Clement Browne) have been fitted to the lounge and main bedroom.

Ground Floor Accommodation

Character porch area with zinc roof and original terrazzo floor, open oak frame, sky lights and enclosed seating area ideal for kicking of those muddy boots! The entrance hall is spacious and welcoming with elegant Parquet flooring and stained glass windows and useful walk-in cloaks cupboard.

The property benefits from a fantastic open plan kitchen / dining room with modern concrete floor and underfloor heating. This space has been designed and fitted to a high standard with large central island with seating and pendant lighting, quartz worktops, integrated fridge, freezer, Miele double oven and gas hob, dishwasher and sink with Franke boiling / filtered drinking water tap. The utility has additional storage and plumbing for a washing machine / tumble dryer. Aluminium sliding patio doors lead out from the dining area, enjoying the private garden.

The lounge is a lovely relaxing room with original tiled fireplace, parquet flooring and bay window with shutters to the front aspect. The study has been fitted with an array of shelving and a large desk space.

There are 3 bedrooms on this floor, an ensuite shower room and a luxurious family bathroom, both fitted Villeroy & Boch, Duravit and Matki.

First Floor Accommodation

The first floor is a great size dormer roof conversion, offering 2 bedrooms both with their own ensuite shower room, fitted storage and Juliette balconies overlooking the rear garden.

Outside

The rear garden is a good size, mainly laid to lawn with a nice patio area perfect for entertaining. There is an abundance of planting, with established shrubs and trees creating a nice private oasis.

The property is set back from the road, benefiting from a large block paved and gravel driveway providing off-road parking for multiple vehicles. To the side of the property there is good access in to the garden and plenty of space for a shed and storage.

Location

This stylish family home is located in the heart of the village, a stones throw 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.

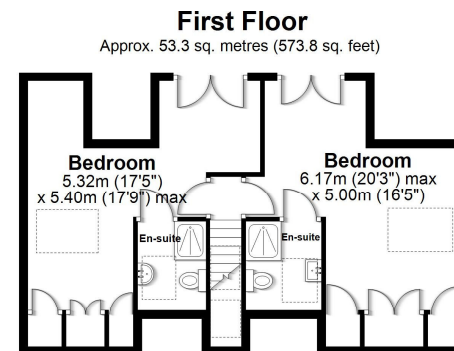
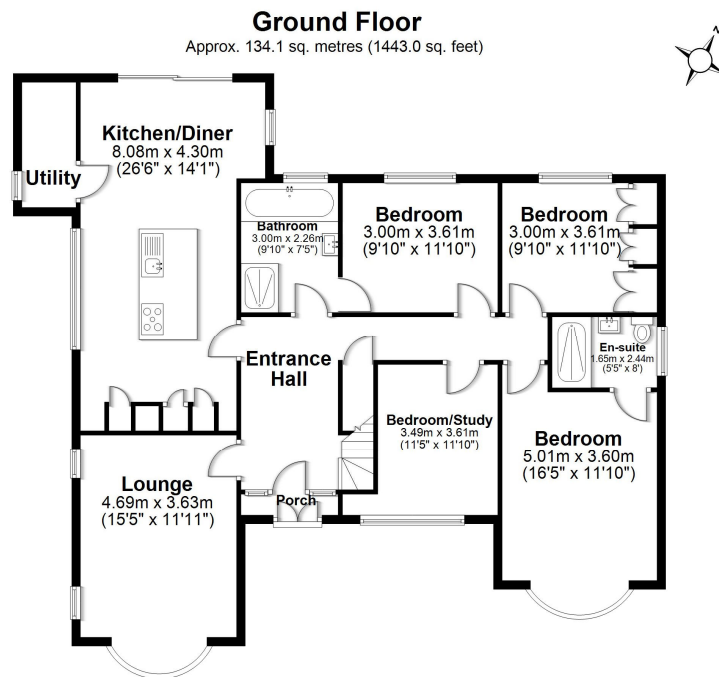
There are stunning countryside walks on the doorstep to this property. The River Trent is just a few minutes' walk away offering cycle paths and footpaths to explore the local area.

Council Tax Band E









Total area: approx. 187.4 sq. metres (2016.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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