



ELITE HOMES

Consultative Estate Agents with Integrity

3 Olive Grove, Burton Joyce, Nottingham NG14 5FG



Overview

Stunning INDIVIDUALLY DESIGNED 5 bed family home with fantastic OPEN PLAN Kitchen / Living / Dining Room (newly extended), Two Further Reception Rooms plus a GYM / OFFICE and GARAGE store.

Key Features

- Stunning Individually Designed Property – Over 2200 sq ft
- 5 Good Size Bedrooms
- En-Suite & Luxurious Family Bathroom
- Open Plan Kitchen / Living / Dining Room (newly extended)
- Two Further Reception Rooms
- Downstairs WC & Utility Room
- Gym / Office & Garage Store
- Driveway for Multiple Vehicles
- Central Village Location & Beautiful Elevated Views

Description

A stunning contemporary 5 bedroom family home with fantastic open plan kitchen / living / dining room (newly extended), two further reception rooms, a gym / office and garage store.

This property is immaculately maintained both inside and out, offering flexible accommodation and layout for families.

A light and airy home benefiting from skylights and apex ceilings. Boasting underfloor heating in the open plan kitchen and bathrooms, new carpets upstairs and a recently fitted new air con unit in the dining room.

This property must be viewed to appreciate the high-quality finish and deceptive size on offer.

Accommodation

On the ground floor, the main focal point is the large open plan kitchen with sizeable central island and breakfast bar seating area. The kitchen boasts a solid quartz worktop, Quooker hot water tap and an extensive range of Bosch appliances; integrated coffee machine and dishwasher, fitted combination microwave/oven and fan oven.

The current owners have stylishly extended this space to create a fantastic dining room with space for a large table and seating. Fitted with an array of subtle storage units and air conditioning, this room is filled with light from the above with sky lantern. Bi-fold doors open out overlooking the garden and create an all year round useable indoor / outdoor room! Stairs lead down to the garden and patio areas, the gym / office is also accessed from here.

At the other end of the kitchen is an open plan living room with feature curved wall offering a cosy seating area.

To the lower ground floor is a relaxing lounge stylishly decorated with Amitico wood effect flooring and bi-folding doors leading to the garden. There is an additional family room with log burner and feature wall. To this level is also a WC, cloaks cupboard and a good size utility with sink, storage units, worktop and integral fridge. All bathrooms and the downstairs WC benefit from underfloor heating and Porcelenosa tiling.

On the first floor, the accommodation comprises a luxurious fully tiled family bathroom with bath and separate walk-in shower, 2 double bedrooms with fitted wardrobes and a single room (currently used study).

On the top floor, there are 2 further large double bedrooms both with fitted wardrobes and a large en-suite with feature curved walk in rainfall shower.

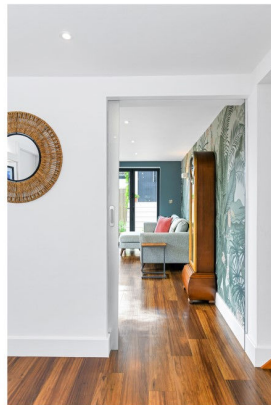
Outside

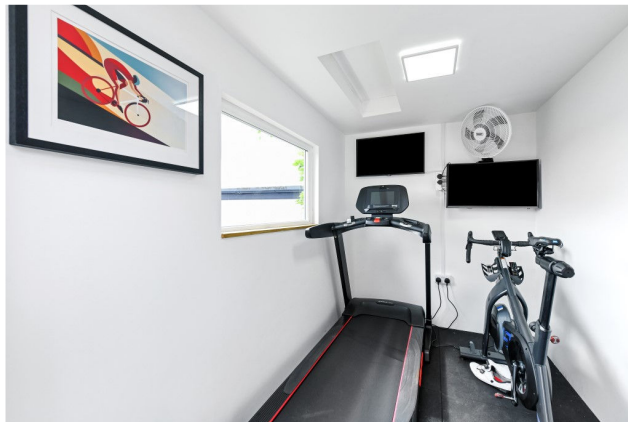
The property sits on a lovely, elevated plot with stunning views across towards the river. To the front there is a block paved driveway providing parking for multiple vehicles and steps to the front door with tiered planting and herb garden.

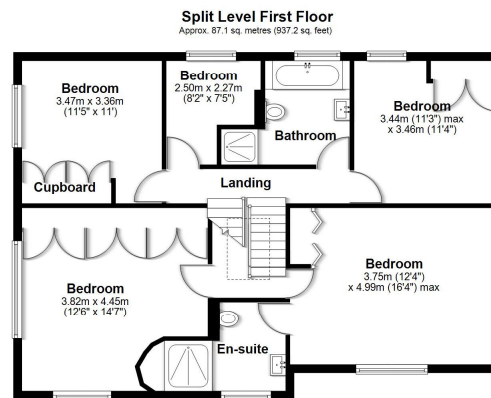
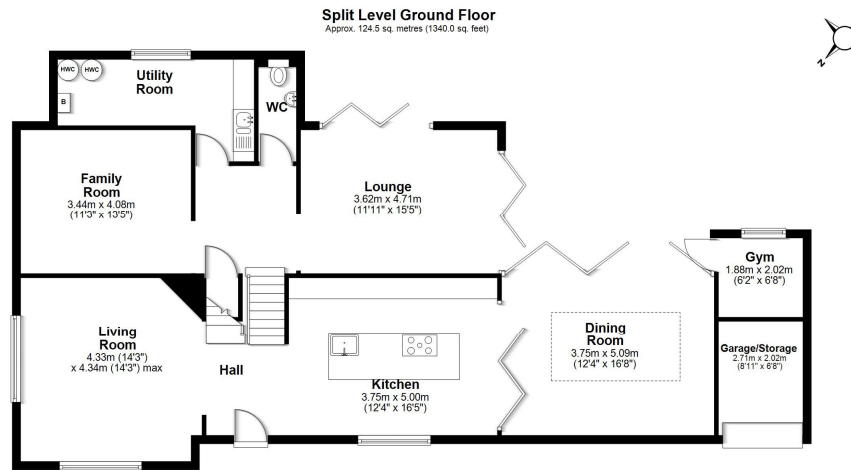
To the rear, there are two flat landscaped grass garden areas perfect for the children to safely play and a newly finished entertaining patio with outdoor kitchen area perfect for those BBQ evenings.

The current owners have converted the rear of the garage into a great office / gym room with window enjoying the far-reaching views and hard-wired internet. The garage is fitted with storage racks and electric door. There is also useful outdoor storage under the property.









Total area: approx. 211.6 sq. metres (2277.3 sq. feet)

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

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