



£450,000

OFFERS OVER

FOXHILL ROAD
BURTON JOYCE

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- OPEN PLAN LOUNGE/DINER
- TWO BATHROOMS
- VILLAGE LOCATION
- EPC C



Spacious Four-Bedroom Home with Generous Gardens

NESTLED IN A PEACEFUL VILLAGE SETTING, THIS IMPRESSIVE AND HIGHLY VERSATILE FOUR-BEDROOM HOME OFFERS SPACIOUS ACCOMMODATION ARRANGED OVER TWO LEVELS, MAKING IT IDEAL FOR FAMILIES SEEKING FLEXIBLE LIVING SPACE WHILE REMAINING CONVENIENTLY CLOSE TO LOCAL AMENITIES.

THE MAIN LIVING ACCOMMODATION IS CENTRED AROUND A PARTICULARLY SPACIOUS OPEN-PLAN LOUNGE/DINER, CREATING AN EXCELLENT SETTING FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING. A LARGE PICTURE WINDOW ALLOWS PLENTY OF NATURAL LIGHT TO FLOOD THE ROOM WHILE TAKING FULL ADVANTAGE OF THE ATTRACTIVE OUTLOOK. THE DINING AREA PROVIDES AMPLE SPACE FOR A FAMILY DINING TABLE, WITH ACCESS OPENING DIRECTLY ONTO THE BALCONY AN IDEAL SPOT FOR OUTDOOR SEATING WHILE ENJOYING THE VIEWS.

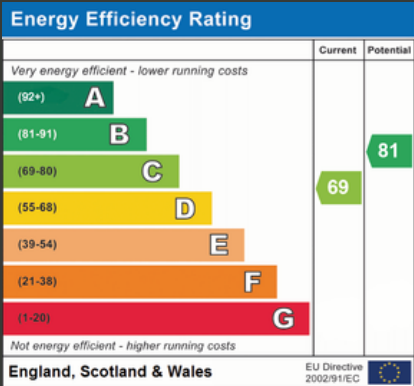
THE ADJOINING FITTED KITCHEN FEATURES A RANGE OF CONTEMPORARY WALL AND BASE UNITS WITH COMPLEMENTARY WOODEN WORK SURFACES, A BELFAST-STYLE SINK AND INTEGRATED DISHWASHER. A SEPARATE UTILITY ROOM OFFERS ADDITIONAL PRACTICAL SPACE, WITH ROOM FOR FURTHER APPLIANCES.

ALSO SITUATED ON THIS LEVEL ARE TWO WELL-PROPORTIONED BEDROOMS AND A MODERN FAMILY BATHROOM, WHICH BENEFITS FROM CONVENIENT ACCESS FROM BOTH BEDROOM TWO AND THE UTILITY ROOM, PROVIDING A PRACTICAL AND VERSATILE LAYOUT.

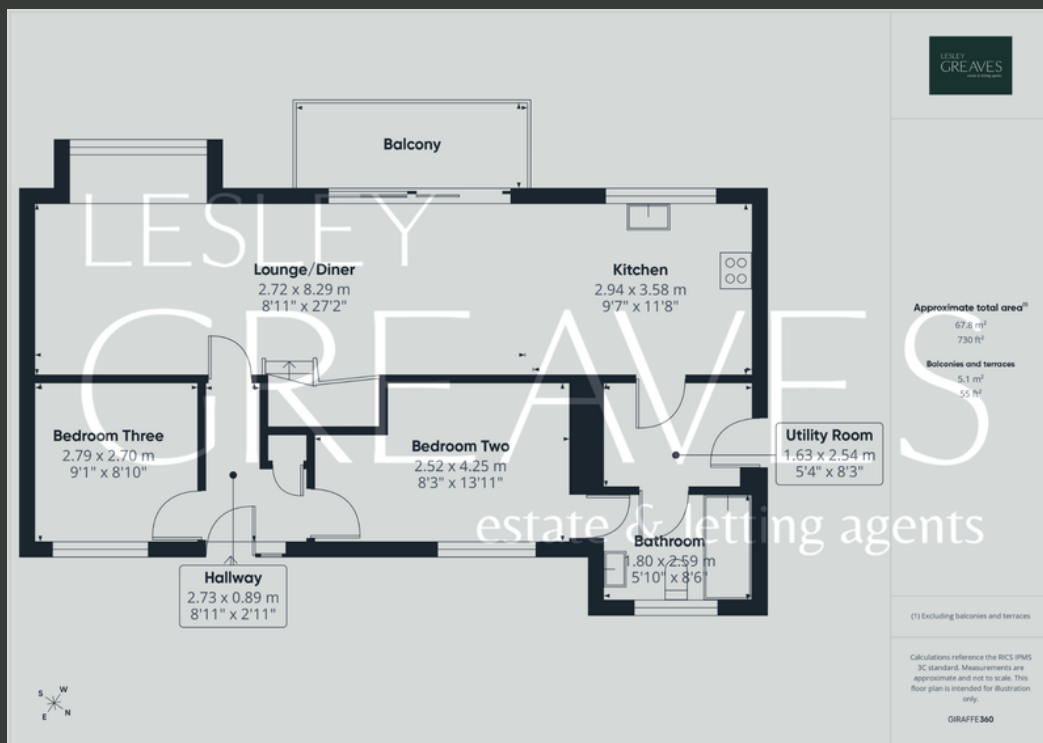
THE LOWER LEVEL OFFERS FURTHER VERSATILE LIVING SPACE AND COMPRISES A MAIN BEDROOM, A FOURTH BEDROOM AND A SEPARATE SHOWER ROOM. THE GENEROUS MAIN BEDROOM BENEFITS FROM PATIO DOORS OPENING DIRECTLY ONTO THE REAR GARDEN, ALLOWING PLENTY OF NATURAL LIGHT INTO THE ROOM. THIS FLOOR IS PARTICULARLY WELL SUITED TO FAMILIES REQUIRING FLEXIBLE ACCOMMODATION, GUEST SPACE OR A HOME OFFICE.

EXTERNALLY, THE PROPERTY CONTINUES TO IMPRESS. TO THE FRONT IS A SUBSTANTIAL DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING. TO THE REAR IS AN ESTABLISHED, TIERED GARDEN WITH LAWNED AND PAVED AREAS, MATURE TREES, SHRUBS AND HEDGING. THE ELEVATED POSITION OF THE PROPERTY PROVIDES ATTRACTIVE VIEWS ACROSS THE SURROUNDING AREA.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 103 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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