



**144 Nottingham Road, Burton Joyce,  
Nottinghamshire, NG14 5AU**

**Guide Price £625,000**

**Tel: 01949 836678**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Substantial Home
- 5 Beds, 2 Receptions
- Large Gated Driveway
- Fantastic Views
- Extended Accommodation
- Plot Approx Half An Acre
- Double Garage & Gym
- Popular Location

A sprawling traditional detached family orientated home which has been significantly extended over the years to create a generous level of versatile accommodation spanning three floors.

The property occupies a large established plot, set well back from Nottingham Road behind a walled frontage with electric gate access leading on to a substantial driveway with large double garage and useful gym/workshop behind.

Internally the property offers a considerable level of accommodation which comprises an initial entrance hall, large sitting room with inglenook fireplace and large bay window to the front. Double doors lead through into a substantial L shaped reception which is currently utilised as a snooker room but would make an excellent formal dining room. In addition there is a large L shaped dining kitchen, ground floor cloakroom and utility whilst to the first floor are four bedrooms, the master being a particularly generous suite with large double bedroom, ensuite facilities and separate modern family bathroom.

From the first floor landing a staircase winds up to the second floor where there is a further large room in the eaves which could be utilised for a variety of purposes and would make an excellent teenage bedroom or snug with adjacent washing facilities. In addition the property benefits from gas central heating and UPVC double glazing.

The property occupies an extensive elevated plot which exceeds half an acre, having initial lawned frontage, paved terrace to the side and timber steps and split level terraces, lead up on to an elevated lawned rear garden with trees to the foot and affording fantastic panoramic views to the front across the Trent Valley countryside.

The property would be perfect for families requiring easy access into this well served and popular village but also excellent commuting into Nottingham city centre.

Burton Joyce is a particularly sought after village being well equipped with local amenities including a variety of shops, post office, public houses, primary school, dentist and doctors surgeries, 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.

OPEN FRONTED PORCH WITH UPVC DOUBLE GLAZED ENTRANCE DOOR AND SIDE LIGHTS LEADS THROUGH INTO;

### INITIAL ENTRANCE HALL

7'2" x 6'0" (2.18 x 1.83)

Having deep skirting, central heating radiator, cloaks hanging space, ceiling light point.

Multi-paned door giving access through into;

### UTILITY ROOM

9'3" x 7'3" (2.82 x 2.21)

Having plumbing for washing machine, space for tumble dryer, ample room for further free-standing appliances, wall-mounted gas central heating boiler, ceiling light point, further door giving secondary access into the kitchen.

RETURNING TO THE INITIAL ENTRANCE HALL, MULTI-PANED DOOR GIVES ACCESS THROUGH INTO;

### SITTING ROOM

19'5" x 16'0" (5.92 x 4.88)

A particularly well-proportioned light and airy main reception, having an attractive exposed brick inglenook fireplace with brick hearth, timber lintel over and windows to the side elevation, attractive oak strip wood flooring, deep corniced ceiling, two light points, UPVC double glazed stained glass leaded effect windows to the front elevation, spindle balustrade staircase rising to the first floor landing, deep skirting, three central heating radiators.

Pair of multi-paned doors giving access through into;

### SNOOKER/GAMES ROOM

23'6" max x 20'0" max (7.16 max x 6.10 max)

A particularly well-proportioned L-shaped reception currently utilised as a snooker room but would make an excellent formal dining room, having windows to two elevations, continuation of the oak strip wood flooring, deep skirting, three central heating radiators, coved ceiling, UPVC double glazed French doors leading out onto the exterior terrace.

Further multi-paned door leading through into;

### DINING KITCHEN

23'10" x 15'9" max (7.26 x 4.80 max)

Fitted with a range of wall, base and drawer units, rolled edge laminate work surfaces with inset one and a third bowl sink and drainer unit, swan neck mixer tap, tiled splashbacks, integrated appliances include dishwasher, fridge, separate freezer, space for free-standing gas or electric range with filter hood over, tiled floor, ample room for dining table, two central heating radiators, inset downlighters to the ceiling, UPVC double glazed windows and door leading to the exterior of the property.

Further door leads through into;

### INNER LOBBY

Having further door giving access through into;

## **GROUND FLOOR CLOAKROOM**

5'7" x 2'10" (1.70 x 0.86)

Having close coupled WC, tiled floor, ceiling light point and extractor.

FROM THE INNER LOBBY FURTHER DOOR RETURNS BACK TO THE INITIAL SITTING ROOM WHERE A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE;

## **FIRST FLOOR LANDING**

Having two ceiling light points, two central heating radiators, deep skirting, UPVC double glazed windows to both side elevations.

Further doors leading to;

## **MASTER BEDROOM**

21'0" max x 20'8" max (6.40 max x 6.30 max)

A very well-proportioned double bedroom benefitting from ensuite facilities, having windows to three elevations, fitted with a generous range of built-in furniture including three quarter height wardrobes, low level drawer units and dressing table, three central heating radiators, coved ceiling with light point, UPVC double glazed windows.

Further multi-paned door giving access through into the;

## **ENSUITE**

13'6" x 8'3" (4.11 x 2.51)

A particularly generous space having raised bathing area with inset octagonal deep spa bath with tiled and mirrored surround, Karndean woodgrain effect flooring, vanity unit with inset wash basin and chrome mixer tap, close coupled WC and bidet, central heating radiator, ceiling light point, UPVC double glazed windows to both the rear and side elevations.

## **BEDROOM 2**

16'3" x 11'0" (4.95 x 3.35)

A further well-proportioned double bedroom affording fantastic far reaching views to the front across the property's own garden and Trent Valley countryside beyond, having deep skirting, ceiling light point, central heating radiator, large walk-in UPVC double glazed bay window to the front.

## **BEDROOM 3**

16'2" x 7'3" (4.93 x 2.21)

Having dual aspect, built-in airing cupboard housing hot water cylinder, central heating radiator, ceiling light point, UPVC double glazed windows to both front and side elevation.

## **BEDROOM 4**

13'2" max x 8'5" max (4.01 max x 2.57 max)

An L-shaped double bedroom having far reaching views to the front, with useful over stairs storage cupboard, central heating radiator, ceiling light point, UPVC double glazed window.

## **BATHROOM**

16'2" x 5'6" (4.93 x 1.68)

A well-proportioned space fitted with a modern white suite comprising of large walk-in shower enclosure with curved sliding screen, two seating areas with body jets and central rose with further independent shower handset, panelled Carron spa bath, close coupled WC, white-fronted vanity unit with wash basin and chrome mixer tap, tiled splashbacks, further storage cupboards with inset downlighters, ceiling light point, central heating radiator, UPVC double glazed windows to both the rear and side elevations.

FROM THE FIRST FLOOR LANDING, FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO THE SECOND FLOOR;

## **BEDROOM 5**

28'10" max x 13'7" max (8.79 max x 4.14 max)

A versatile space which would make an ideal teenage bedroom and sitting area, or home office, having pitched ceilings, electric heater, UPVC double glazed windows to three elevations.

## **SHOWER ROOM**

7'9" x 5'10" (2.36 x 1.78)

Having a suite comprising of walk-in shower enclosure with wall-mounted electric shower, low flush WC, pedestal wash hand basin, ceiling light point, part-pitched ceiling, UPVC double glazed window.

## **EXTERIOR**

The property occupies a fantastic slightly elevated position on the outskirts of this highly regarded and well served village and affords a fantastic outlook to the front across Trent Valley countryside. Set back from Nottingham Road behind a further service road with walled frontage and electric gate access leading on to a substantial tarmac driveway which provides off road car standing for numerous vehicles and in turn leads to a;

## **DOUBLE GARAGE**

22'9" x 19'9" (6.93 x 6.02)

Having electric roller shutter door, power and light.

Attached to the rear of the garage is a useful space which is currently utilised as;

## **GYM**

22'10" x 21'3" (6.96 x 6.48)

Having pitched ceiling with exposed trusses, light points, built-in storage cupboard, UPVC double glazed door to the side.

## **FRONT GARDEN**

The front garden is mainly laid to lawn with well stocked perimeter borders with established trees and shrubs.

To the side of the property accessed via a timber courtesy gate, is a paved terrace with access back into the dining/games room and in turn leads to a further paved area to the rear of the property.

### **REAR GARDEN**

To the rear of the property accessed via a flight of recently installed timber steps and stunning terraced decked seating areas, lead to a substantial elevated garden which affords spectacular panoramic views across the Trent Valley, with the garden being mainly laid to lawn, having established trees and benefitting from a southerly aspect.

### **COUNCIL TAX BAND**

Gedling Borough Council - Tax Band E

### **TENURE**

Freehold

### **ADDITIONAL NOTES**

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>













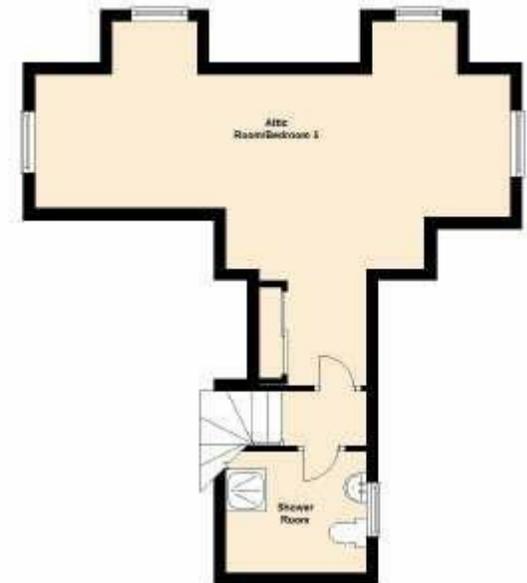
**Ground Floor**  
Approx. 1271.2 sq. feet



**First Floor**  
Approx. 1429.0 sq. feet



**Second Floor**  
Approx. 304.2 sq. feet





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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