

JOHNSONS & PARTNERS

Estate and Letting Agency



6 FOXHILL ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5DB

ASKING PRICE £399,950



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A truly beautiful family home with stylish and spacious accommodation over a single storey; that has been impressively refurbished throughout. The property enjoys a great location and a private rear garden that has gated access in to 'The Grove' which is a little oasis of woodland that is lovingly maintained by Burton Joyce parish council, one of the villages best little secrets. In brief the double glazed and centrally heated accommodation comprises an inviting, light and airy reception hallway with wooden floor, lounge which opens through to the contemporary dining kitchen with double doors that open out onto the rear deck, separate utility room, conservatory, family dining room, three bedrooms and en suite shower room with the separate family bathroom completing the accommodation. There is planning permission for a two storey extension for any buyer looking for further space to grow. To the outside the property has a low maintenance front garden with a driveway and single garage whilst to the rear there is a beautiful, private garden with a large deck, manageable lawn and a range of borders and hedging, there is even space for the greenhouse to grow your own! Burton Joyce is one of the most popular locations within our Shire and boasts many amenities for the whole family with schools, shops and public transport links, including rail, within walking distance. There is also a varied range of pubs, restaurants and eateries not to forget the beautiful riverside walks and rural landscape to explore. This beautiful home really does need to be seen at close quarters therefore we most strongly recommend an internal viewing as we feel it is the only way in which to fully appreciate all it has to offer, both in terms of accommodation and location. Contact us now to book your personal viewing appointment.

Hallway
11'10" x 5'11" (3.61 x 1.80)

Lounge
13'1" x 18'0" (3.99 x 5.49 (3.98 x 5.48))

Kitchen / Diner
16'8" x 11'2" Reducing to 9'9" (5.08 x 3.40 Reducing to 2.97)

Utility
6'9" x 10'10" (2.06 x 3.30)

Conservatory
9'6" x 12'10" (2.90 x 3.91)

Bedroom 1
13'8" x 13'0" (4.17 x 3.96)

En-suite
2'9" x 10'2" (0.84 x 3.10)

Bedroom 2
10'0" x 12'8" (3.05 x 3.86)

Bedroom 3
10'0" x 8'8" (3.05 x 2.64)

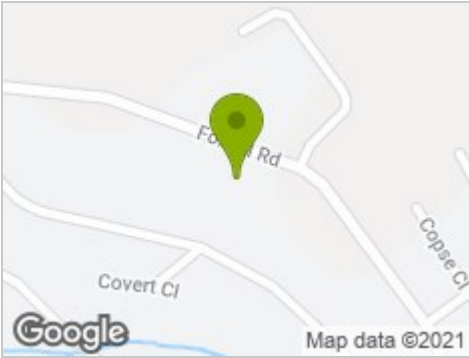
Bedroom 4
10'0" x 8'2" (3.05 x 2.49)

Family Bathroom
5'4" x 8'7" (1.63 x 2.62 (1.62 x 2.61))

Garage
8'10" x 16'6" (2.69 x 5.03)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.