



ELITE HOMES

Consultative Estate Agents with Integrity



4 Loxley Meadow, Burton Joyce, Nottingham
NG14 5ET

Overview

A stunning five bedroom executive family home, forming part of an exclusive gated development of just nine individually designed properties. Loxley Meadow is a highly regarded development, tucked away in a private location yet within easy reach of village amenities.

Key Features

- Beautifully Presented Executive Home Set Over 3 Floors, Located in a Small Exclusive Gated Development
- Energy Efficient Home – EPC Rating B (16 Solar Panels)
- Stunning Open Plan Kitchen Diner with Patio Doors out to the Garden.
- Large Sitting Room with Central Fireplace & Elegant Dining Room with Bay Window
- Fabulous Main Bedroom Suite with Large Dressing Room and En-Suite
- Large Utility / Wet Room with side Access
- Established South Facing Landscaped Garden
- Double Garage with Storage Loft above and Block Paved Driveway offering Parking for Multiple Vehicles
- Benefit of No Upward Chain

Accommodation

This substantial home offers deceptively spacious and immaculate accommodation, set out over 3 floors. Boasting circa 2500sq ft of luxury accommodation, double glazed throughout, the property benefits from 16 solar panels and a regularly serviced central heating system, creating an extremely energy efficient home!

Ground Floor

An open canopy porch takes you into the welcoming entrance hall, a light and airy space with downstairs wc and cloaks cupboard.

Leading through to the expansive open-concept kitchen/dining/living space with beautiful oak flooring. There is a large central island with breakfast bar offering seating for 3/4 bar stools provides a fantastic entertaining space. The kitchen is fitted with a range of units and storage solutions. Integrated appliances include induction hob, double oven and extractor, microwave, dishwasher and large fridge freezer. This large open plan room has plenty of space for a dining table and sofa area complimented with a contemporary gas flame fire for cozy nights. French doors open out to a lovely south facing patio area and the picturesque garden.

The utility room can be found through a frosted concealed sliding door, which is an unexpected large space offering more kitchen units and worktops, space for an additional fridge /freezer, plumbing for a washing machine and space for a tumble dryer. This room has been designed as a wet room with the bonus of a large walk-in shower, ideal for rinsing off muddy dogs and boots via access from the side gate and there is also a courtesy door through to the double garage.

The lounge is a great size perfect for those large family gatherings. It has a very relaxing feel boasting a beautiful fireplace with sandstone surround. There are two sets of French doors opening onto the large patio and fabulous garden. The elegant dining room has bay window to the front aspect, and glass doors opening through to the lounge for an open plan option.

First Floor

On the first floor there is a principal bedroom with spacious en-suite shower room and separate dressing room. There are two further double bedrooms on this floor as well as a fully tiled family bathroom.

Second Floor

On the second floor there are two further double bedrooms, with one also having an en-suite shower room. All the bedrooms are very spacious with a variety of built in storage solutions.

Outside

The rear south facing garden is beautifully landscaped, with brick wall and timber fencing boundaries, boasting mature planting on a private plot. Enjoying a sunny aspect, the large patio with electric remote-controlled awning offers a great entertaining space for outside dining. There are secure side gates to both sides of the property for ease and a useful disguised bin store. To the front, the property benefits from a block paved double width driveway offering parking for at least 5 vehicles, double garage with an electrically operated up and over door with loft storage above.

Location

This secure cul-de-sac location, in the heart of the desirable village of Burton Joyce, offers a wide choice of good transport links and beautiful country and riverside walks on the doorstep.

Burton Joyce is a highly-regarded, sought-after village situated on the River Trent offering an enviable range of amenities including both doctor and dentist surgeries, a post office, supermarket, takeaways, library and pubs.

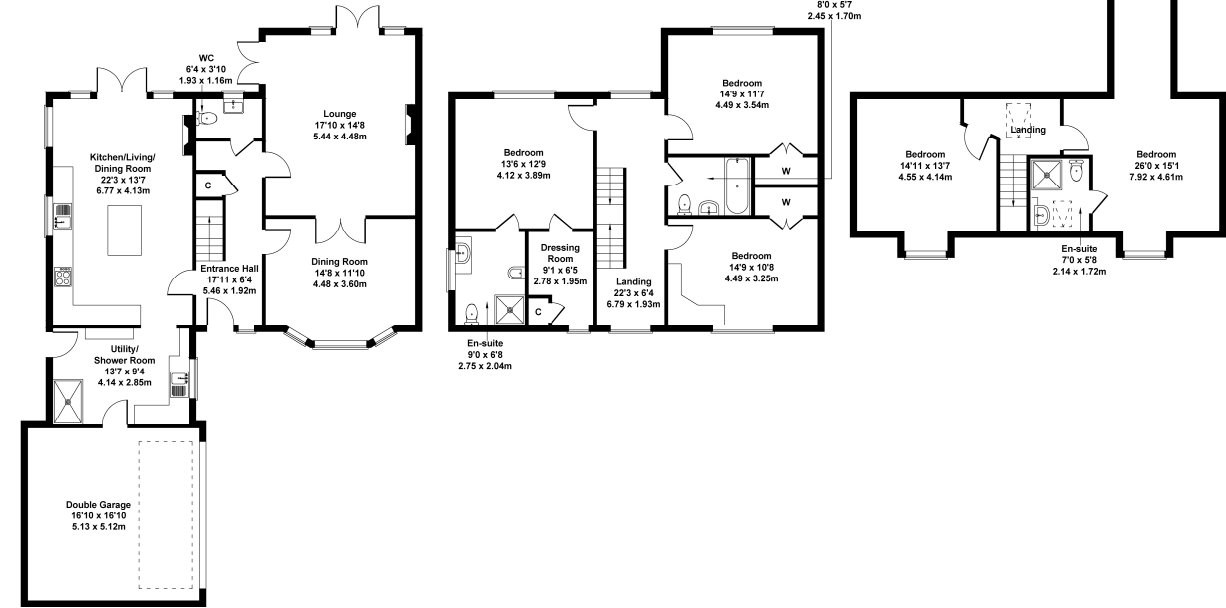
Situated approximately 7.5 miles north east of Nottingham city, it has excellent bus and rail links and therefore acts as a preferred commuter village for many of its residents. With easy access to Nurseries and Playgroups, Infant, Junior and Secondary Schools, all well regarded with families.

Council Tax Band: F





4 Loxley Meadow Burton Joyce NG14 5ET
 Approximate Gross Internal Area
 2748 sq ft - 255 sq m



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Not to Scale. Produced by The Plan Portal 2023
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