



ELITE HOMES

Consultative Estate Agents with Integrity



Brunswood, 136 Lambley Lane, Burton Joyce, Nottingham  
NG14 5BN



## Overview

Brunswood is an elegant & substantial five bedroomed house, standing in over a third of an acre plot.

Originally built in the "Art & Crafts" style in 1938 and extended sympathetically in 2005. A unique comfortable family home in an ideal village location.

## Key Features

- Stunning Detached Home in a Village Location
- Four Large Reception Rooms
- Five Bedrooms & Four Bathrooms
- Impressive Open Plan Kitchen with Living / Breakfast Area
- Leading to Elegant Dining Area, Ideal for Entertaining
- Large Living Room with Open Fire
- Detached Annex with 2 Open Bay Garages & Workshop with Accommodation Above
- Terraced, Mature, Large Private Garden

## Description

With five bedrooms & four bathrooms to the first floor, Brunswood sits towards the top Lambley Lane, which leads into farmland with no through traffic. Proudly positioned this generous and comfortable home offers some 3992 sq ft of internal space and is made for entertaining. Unique with features such as 19<sup>th</sup> Century (reclaimed) stained glass windows, balconies, decking and terrace areas. This is a stylish home suited to accommodate aspirational people with a zest for life.

## Accommodation

### Ground Floor Accommodation

Entry through the timber, stained glass front door leads onto the large, bright entrance hall with Parana pine wood flooring and feature stained glass windows to the east elevation. The superb, open plan kitchen diner with chefs island offers an excellent family entertaining space, incorporating a Travertine tiled floor, granite work surfaces and a range of cream, hand painted base and wall units with high quality fittings and integrated appliances including dishwasher and a Rangemaster double oven with 5 burner gas hob and matching extractor. Just off the kitchen is the "Summer room" leading onto the front decking via French doors. Opposite the French door is an office with views over the rear garden. In kitchen the living/breakfast area features an attractive ingle nook fireplace with an open fire and glazed French doors to the rear. There is a separate utility room and W.C off the kitchen. Adjacent is the formal dining room which is semi open plan to the kitchen, a well-proportioned room, also benefiting a Travertine tiled floor, with a wood panelled feature wall and bay window. French doors off the dining room allow entry into the impressive, generously proportioned dual aspect living room which enjoys views across the garden and affords a large bay window and an open fire with attractive ornate surround.

### First Floor Accommodation

Stairs ascend to the first floor landing off the entrance hall, allowing access to the generous bedroom accommodation. The large master suite occupies the north wing of the first floor, presenting a dressing area on entry, within the dorma

space, a tastefully fitted three-piece en-suite bathroom and French doors out to a fantastic balcony platform. The second bedroom also boasts an en-suite shower room, as does the third bedroom, a generous dual aspect room spanning the width of the property, whilst the remaining two bedrooms enjoy a rear view across the garden. The modern, five piece family bathroom is also positioned at first floor level.

### Outside

Set back from the road, Brunswood has a gravelled drive with a large parking area at the front. In front of the house stands a detached Annex comprising of two open bay garages and a workshop/storage room. An exterior oak staircase leads up to the rooms over the garage. There's an open plan kitchen and living area with French windows and a "Juliette" balcony. Off this area is a shower room with basin and toilet. A separate room with a stained glass window completes the annex. This is an ideal space for an office, gym, games room or self-contained flat. At the front of the property is a secluded decking area which is ideal for entertaining and is a "suntrap" in the summer. The rear garden is enclosed and terraced. Outside the rear and French doors is a flag stone terrace leading to lawns with three mature apple trees and well stocked and thoughtfully planted flower beds. There's an abundance of Roses throughout & a mature Wisteria at the front of the house.

## Location

A short distance from the heart of the popular village of Burton Joyce, positioned on the River Trent and offering a good range of local amenities, briefly including three public houses, two of which have restaurants, a post office, Co-op and primary school. The village has lovely country & river walks with spectacular views over the Trent Valley." Situated just 7 miles east of Nottingham City Centre, the village offers excellent bus and rail links providing access across the region, making this an ideal location for commuters.

**Council Tax Band:** E



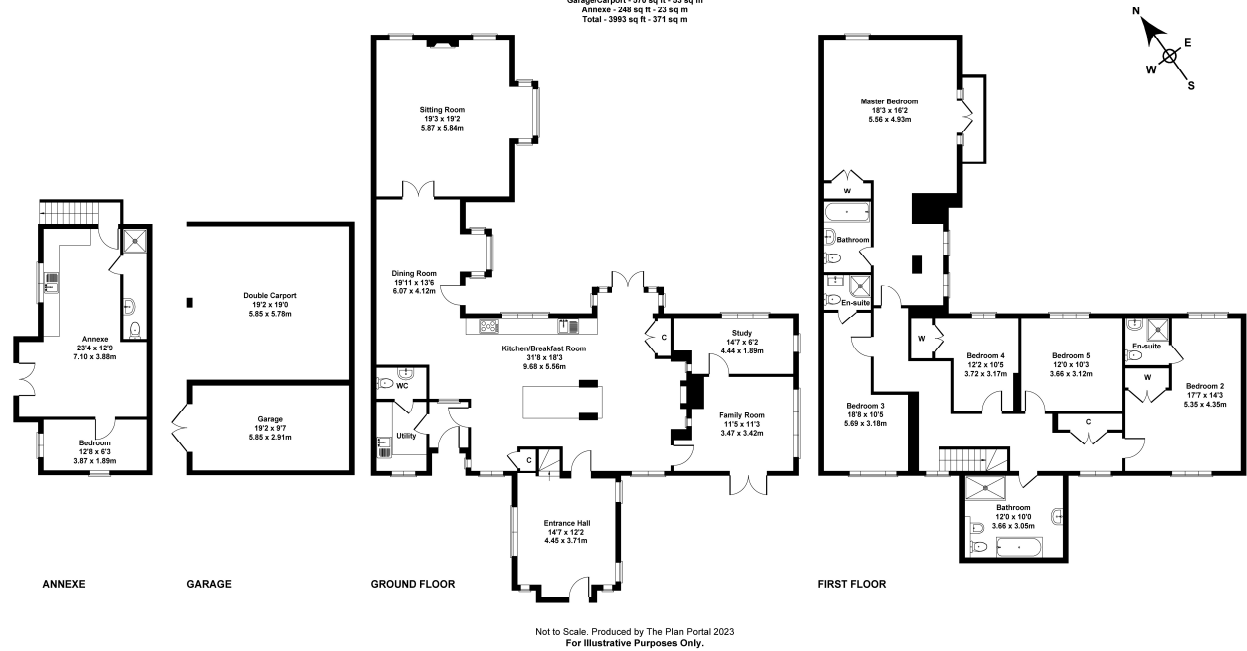






**136 Lambley Lane, Burton Joyce, NG14 5BN**

Approximate Gross Internal Area  
 House - 3176 sq ft - 295 sq m  
 Garage/Carport - 570 sq ft - 53 sq m  
 Annexe - 248 sq ft - 23 sq m  
 Total - 3993 sq ft - 371 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

4 Millennium Way, Phoenix Centre  
 Nottingham NG8 6AS

**Tel: 01159 068 074**



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