



ELITE HOMES

Consultative Estate Agents with Integrity



21 Lambley Lane, Burton Joyce, Nottingham
NG14 5BG

Overview

A stylish detached property, which has recently been fully refurbished, located on a highly desirable road in Burton Joyce. Boasting four good size double bedrooms, 3 bathrooms, an open plan newly fitted kitchen dining room with bifold doors to the garden. A stunning lounge, separate study and utility. This family home is set within a long plot, boasting established gardens and a private gated driveway.

Key Features

- Fully Refurbished Detached Property.
- Four Good Size Double Bedrooms, Versatile Accommodation.
- Impressive Fitted Open Plan Kitchen Diner / Family Room and Separate Utility.
- Well Appointed Lounge with Limestone Fireplace and Useful Study.
- Stylish Fitted Bathroom plus Two En-Suites.
- Established Garden with Large Deck, Summer House, Shed and Woodland Area.
- Gated Flat Driveway Providing Parking for Multiple Vehicles.
- Highly Regarded Village Location.
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Description

The deceptively spacious accommodation offers versatility and is well-presented throughout. The current owners have spared no expense with the refurbishment choosing luxury wool carpets and Amtico flooring, Farrow & Ball decoration with stylish fixtures and fittings. The property benefits from gas central heating (new Baxi boiler), feature wall radiators and is double glazed throughout.

Accommodation

As you enter this property you are immediately hit by the open plan concept and stylish decoration. The entrance hall has Velux sky lights and provides a useful cloak area with out of sight storage solutions. The lounge is a well-proportioned room having newly fitted gas fire with limestone surround which is a lovely focal point. French doors open through into the expansive kitchen diner / family room. This is an impressive room that spans the rear of the property offering a fantastic place to cook, dine and relax with family and friends. The kitchen offers a range of kitchen units, quartz worktop, large central island, double Belfast sink and a range of integrated Neff appliances including 5-burner induction hob with extractor, double oven and Bosch dishwasher. This area has Velux windows and exposed beams creating a light and airy space. The dining area has a feature pendant light fitting, and bi-fold doors open up to a great size decking area offering more space for outdoor dining. There is a good size utility room with more kitchen units and worktop, an airing cupboard, plumbing for a washing machine and tumble dryer and an additional sink. There is also a useful study tucked away, perfect for home working. The ground floor fourth bedroom has a feature window overlooking the front. Whilst the current owners use this room as a bedroom, it offers versatility and, as such, could be utilised as an additional sitting room or play/hobby room etc. An extremely useful ground floor shower room is accessible from both the ground floor bedroom and the utility room and is fully tiled and fitted with a toilet, wash basin and a walk-in shower enclosure and heated towel rail.

On the first floor there are 3 good size double bedroom, each with their own storage cupboards. There is a stunning newly

fitted family bathroom with bath and rainfall shower, vanity unit, mirror, feature lights, towel rail, finished with stylish brushed gold fixtures and fittings. There is also an en-suite shower room with vanity unit, toilet and towel rail. A lovely unique feature in this property is the largest bedroom has a walk-through wardrobe area into a fantastic vaulted ceiling room with Velux windows, enjoying a lovely rear aspect over the garden.

Outside

The property is set back from the lane, boasting a good-sized gated driveway, providing off-road parking for around four cars. There is also an electric car charging point located here. Boundaries are marked by timber fencing and an established hedgerow. A pathway down the side of the house leads to the rear garden.

The rear garden is beautifully established, mainly laid to lawn with a large decking area enjoying the south-west facing sunny aspect and extending to an impressive 115ft / 35m (approximate). At the rear of the garden there is a delightful woodland area with large shed and vegetable area. A beautiful Walnut tree becomes a particular feature at night when lit up by lighting installed by the previous Vendors who have also provided for the provision of an electrical supply for a structure such as a summerhouse or garden room should any future owner require one.

Location

This stylish family home is in a particularly sought after part of Burton Joyce, a short stroll from the many amenities on offer in the village. These include a variety of shops, post office, public houses, nurseries, a primary school, dentist and doctors surgeries. The facilities at nearby Victoria Retail Park in Netherfield, three miles away, include national retailers such as Boots, Halfords, Next, TK Maxx, B&Q, Costa, Morrisons and a M&S Food Hall.

Burton Joyce is 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 access to Burton Joyce Primary School and Carlton Le Willows Academy, it is equally favoured by families.





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Approximate Gross Internal Area
1755 sq ft - 163 sq m



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(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	

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