



ELITE HOMES

Consultative Estate Agents with Integrity



7 Crow Park Drive, Burton Joyce, Nottingham
NG14 5AS

Key Features

- Beautiful Traditional Detached Family Home, Set in approx. 0.3 Acre Wide Plot
- Huge Potential to Modernise and Extend (Subject to Planning)
- Solar Panels and Batteries on Fantastic Original Tariff
- Four Bedrooms, Ensuite, Family Bathroom & Downstairs Shower Room
- Bespoke Kitchen with Aga & Utility
- Spacious Sitting Room & Dining Room with Bay to Front
- Large Established Sunny Garden with Sheds and Greenhouse
- Large Driveway & Detached Double Garage
- Highly Desirable Village Location

Description

A rare opportunity to purchase a stunning detached traditional family home, located on a highly desirable tree lined road in Burton Joyce. Boasting four bedrooms, 3 bathrooms, a spacious sunny sitting room, elegant dining room, useful study / playroom, bespoke kitchen with Aga and utility. This property sits proudly on an unusually wide plot, approx. 0.3 acre, boasting established gardens, a large private driveway and detached double garage.

This property has vast potential to modernise and extended (subject to planning). This attractive property presents some desirable character features including high ceilings, wide gallery staircase, attractive deep coving and picture rails. The property benefits from solar panels and batteries (on fantastic original tariff), double glazing throughout, an Aga and gas central heating.

Accommodation

Ground Floor Accommodation

The enclosed entrance porch opens into a welcoming entrance hall with under stair cupboard offering good storage. The spacious sitting room enjoys a sunny aspect with sliding patio doors enjoying the beautiful garden. The elegant dining room with bay window to the front aspect admires the front gardens and tree lined road. Both of these rooms have feature electric fireplaces with surrounds and there are concertina doors between these rooms which can open up to create a fantastic large entertaining space for large family get togethers.

The kitchen has an array of classic bespoke units and composite worktop, Belfast sink, corner food cupboard, Aga and induction hob with electric oven. There is a central breakfast bar area and integrated dishwasher, and double integrated fridges. The utility has connections for both washing machine and a dryer, space for two freezers and a continuation of kitchen units and worktop. There is a good size study which could also be used as a playroom or ground floor bedroom, with downstairs shower room and wc.

First Floor Accommodation

On the first floor there are four good size bedrooms, one of which has an en-suite and a lovely balcony enjoying views of the garden. There is also a large family bathroom, large galleried landing and access to a boarded loft space.

Outside

The property is set back from the tree line road, proudly positioned on a wide 0.3 acre plot. Boasting a large private driveway and detached double garage with stairs to a boarded storage area above.

The large garden enjoys a delightful sunny aspect, large flat lawn area, an array of trees including fruit trees and established planting of flowers and shrubs. There is also a caged area for growing soft fruit, a productive Bramley apple tree, a vegetable garden, large greenhouse and sheds.

Location

Burton Joyce is well equipped with amenities including a variety of shops, post office, public houses, nurseries, a primary school, dentist and doctors surgeries.

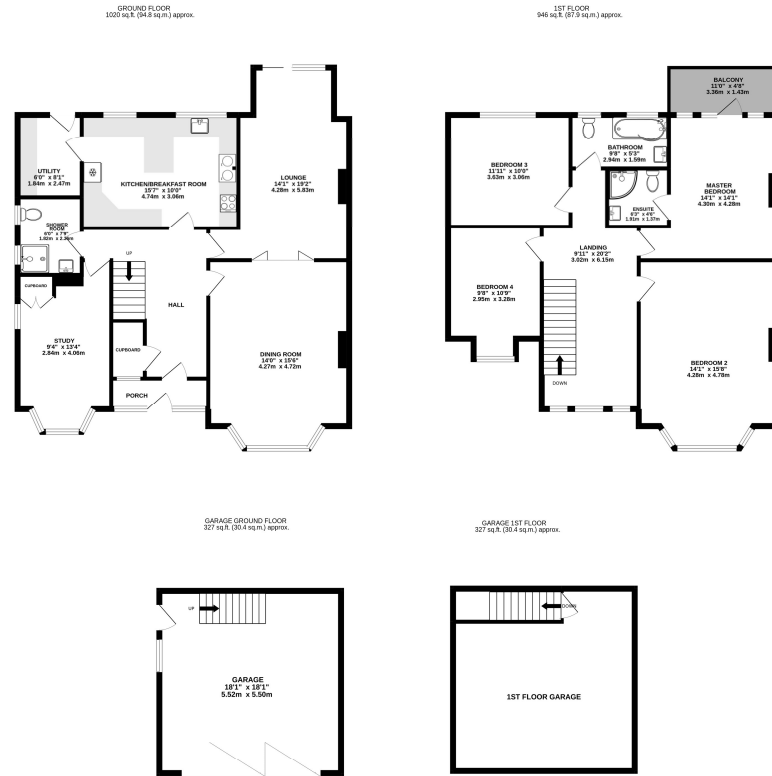
There are excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

There are stunning countryside walks on the doorstep. The River Trent is just a few minutes' walk away offering cycle paths and footpaths to explore the local area.

Council Tax Band G



0.33 ACRE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		

TOTAL FLOOR AREA : 2621 sq.ft. (243.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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