



ELITE HOMES

Consultative Estate Agents with Integrity



3 Langham Drive,
Burton Joyce, Nottingham NG14 5EJ

Overview

PRIME VILLAGE LOCATION! This contemporary and spacious four-bedroom detached family home is located in a quiet cul-de-sac.

Boasting a fantastic open plan kitchen/living/dining room, expansive lounge with vaulted ceiling, 2 stylishly fitted bathrooms, office / playroom, walk in pantry and utility.

Key Features

- Contemporary 4 Bed Detached Family Home
- Fantastic Open Plan Kitchen / Dining / Living room.
- Vaulted Lounge with Skylights and Bi Fold Doors to Garden.
- Additional Playroom / Office, Utility and Walk in Pantry.
- 2 Newly Fitted Bathrooms and Downstairs W.C.
- Driveway Providing Parking for 3 Vehicles, Private Cul-De-Sac Position.
- Located in the Heart of the Village, Walking Distance to all the Amenities.
- Extensive space to the side of the property offering potential to extend (subject to necessary planning).

Description

The deceptively spacious accommodation offers fantastic open plan living and is well-presented with a contemporary feel throughout.

The current owners have modernised it beautifully adding features including light oak engineered flooring, a log burner, upright wall radiators, bi-fold doors, pendant lighting and stylish bathroom fittings.

The property benefits from gas central heating (recently fitted Baxi boiler), alarm, CCTV and is double glazed throughout.

Accommodation

Ground Floor

As you enter this property from the covered porch area, the central entrance hall offers plenty of space to welcome your guests and a useful under stairs cloaks cupboard. Double oak doors with glass inserts then take you through to the main living space.

The open plan concept offers a perfectly proportioned dining area with gas fireplace and window with front aspect. This room runs through to the kitchen / living room with breakfast bar and seating space. The kitchen is light and airy with beautiful light Quartz worktops and patio doors out to the garden. Appliances include induction hob, double oven, integrated fridge freezer, Bosch dishwasher and hot water tap.

There is also a handy walk in pantry, separate utility with plumbing for washing machine and tumble dryer, and downstairs WC.

The lounge is a particular feature of this home, with log burner, vaulted ceiling, skylights and pendant lighting, with bi-fold doors enjoying the garden aspect.

In addition to this, off the entrance hall there is a versatile room which could be used as a gym / office / playroom.

First Floor

Off the central landing, there are 4 good size bedrooms, a luxurious bathroom with double ended bath with shower, and a good size shower room, both with vanity units, towel rails finished with stylish fittings and tiling.

Outside

The property is positioned in the corner of a quiet cul-de-sac, boasting a good-sized driveway, providing off-road parking for multiple vehicles.

To the side of the property there is a large, gravelled area, ideal for extra storage or space to potentially to extend the property, subject to the necessary permissions.

The rear garden is a great size and very private, enjoying a lovely sunny aspect. It is paved with different levels of patio, creating great outdoor entertaining spaces. The border is mainly fenced and there is a good size shed. A low maintenance garden that can be enjoyed all year round.

Location

Just a short stroll from the many amenities on offer in the village of Burton Joyce. 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.

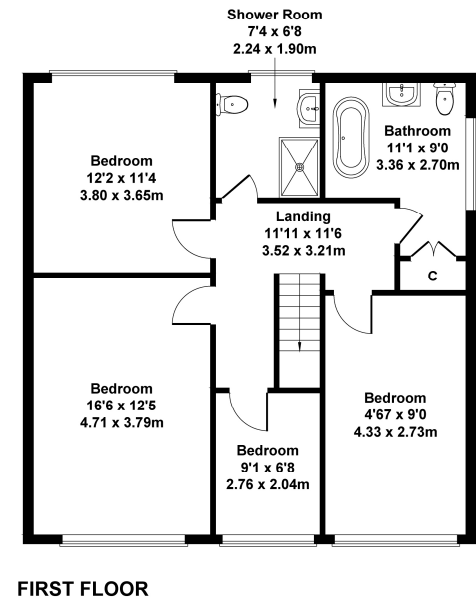
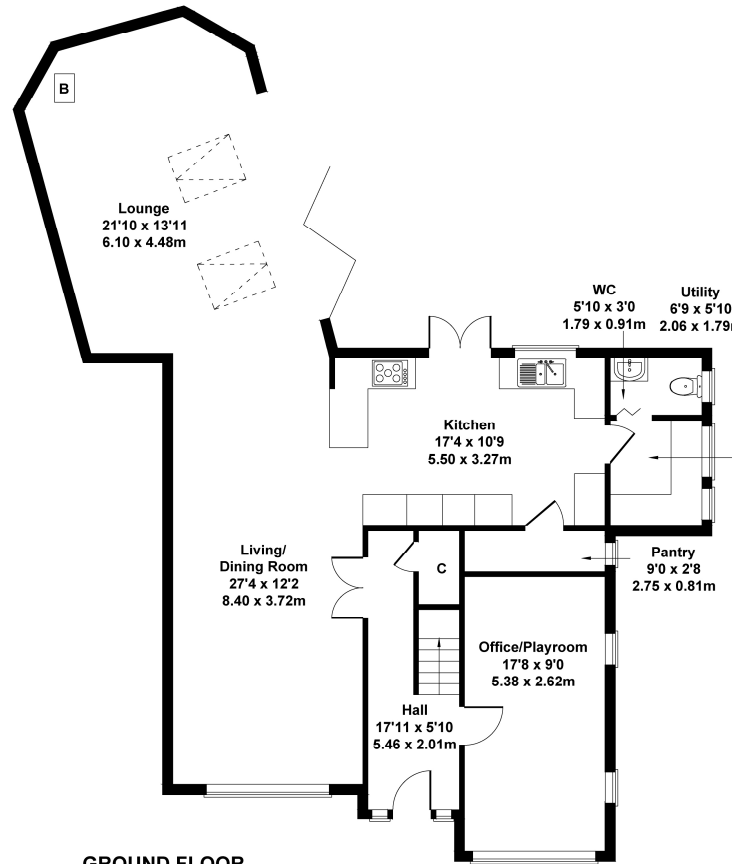
Burton Joyce is situated approximately 7.5 miles north east of Nottingham city, it has excellent bus and rail links and easy access to the A1, A46 and M1.





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Approximate Gross Internal Area
1937 sq ft - 180 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	82	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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