

# JOHNSONS & PARTNERS

Estate and Letting Agency



**38 FOXHILL ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5DB

**£425,000**





# 38 FOXHILL ROAD

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This is a well presented, modern three bedroom detached home occupying an enviable, elevated position; within this much sought after village location. The position of the property allows it to enjoy unrivalled views across the Trent Valley, and where better to do so than from the balcony off the main bedroom. Burton Joyce is extremely popular with home buyers, thanks to a great range of amenities, including super places to dine out and enjoy a drink, shops, schools and beautiful country and riverside walks. And in this particular location, don't forget that view, I doubt you will find a better one; with so much else for the family to enjoy just a short stroll away.

In brief, the double glazed and centrally heated accommodation comprises reception hallway, cloakroom/WC, Front facing conservatory enjoying the extensive views, generously sized lounge dining room with yet another conservatory with access directly into the low maintenance rear garden. There is a modern fitted kitchen with some built in appliances and a separate utility room with useful extra storage cupboards. From the first floor landing there is access to the principal bedroom with a separate en suite, fitted wardrobes and sliding doors out to a good sized balcony, and yes, those stunning views. There are two further double bedrooms and a family bathroom fitted with a white suite. The property also benefits a functional and usable loft, fully boarded with a fitted WC. On the outside, there is a lovely front garden with a lawn and a mature range of planting. There is a driveway allowing for multiple vehicle parking and giving access to the 15ft 2 x 15ft garage which has an electrically operated door, power light and outside tap. The rear garden has been landscaped for low maintenance and has gated pedestrian access.

This is a lovely home in a great location, and as such needs to be viewed first hand. We feel this is the only way to fully appreciate the accommodation, location and views.

Reception Hallway  
4'10 x 4'4 (1.47m x 1.32m)

Cloakroom/WC  
6'6 x 4'10 (1.98m x 1.47m)

Front Conservatory  
9'11 x 9'1 (3.02m x 2.77m)

Lounge/Dining Room  
21'10 x 19'5 (6.65m x 5.92m)

Rear Conservatory  
14'8 x 8'5 (4.47m x 2.57m)

Kitchen  
13'6 x 7'10 (4.11m x 2.39m)

Utility Room  
7'10 x 5'3 (2.39m x 1.60m)

First Floor Landing

Bedroom One  
11'6 x 9'11 plus door recess (3.51m x 3.02m plus door recess)

En Suite  
7'5 x 2'11 (2.26m x 0.89m)

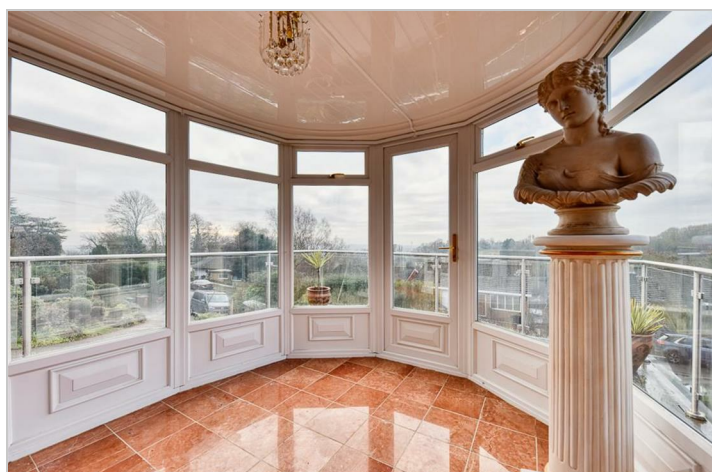
Balcony  
12' x 5'4 (3.66m x 1.63m)

Bedroom Two  
16'6 x 10'4 plus door recess (5.03m x 3.15m plus door recess)

Bedroom Three  
9'10 x 8'7 (3.00m x 2.62m)

Garage  
15'2 x 15 (4.62m x 4.57m)

Gardens Front & Rear



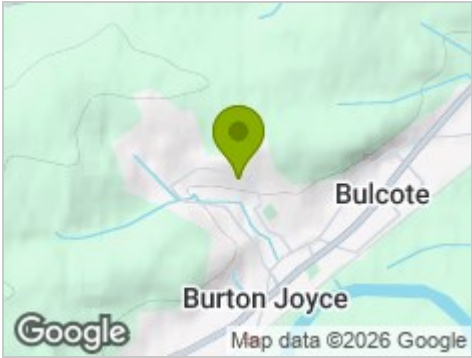
Road Map



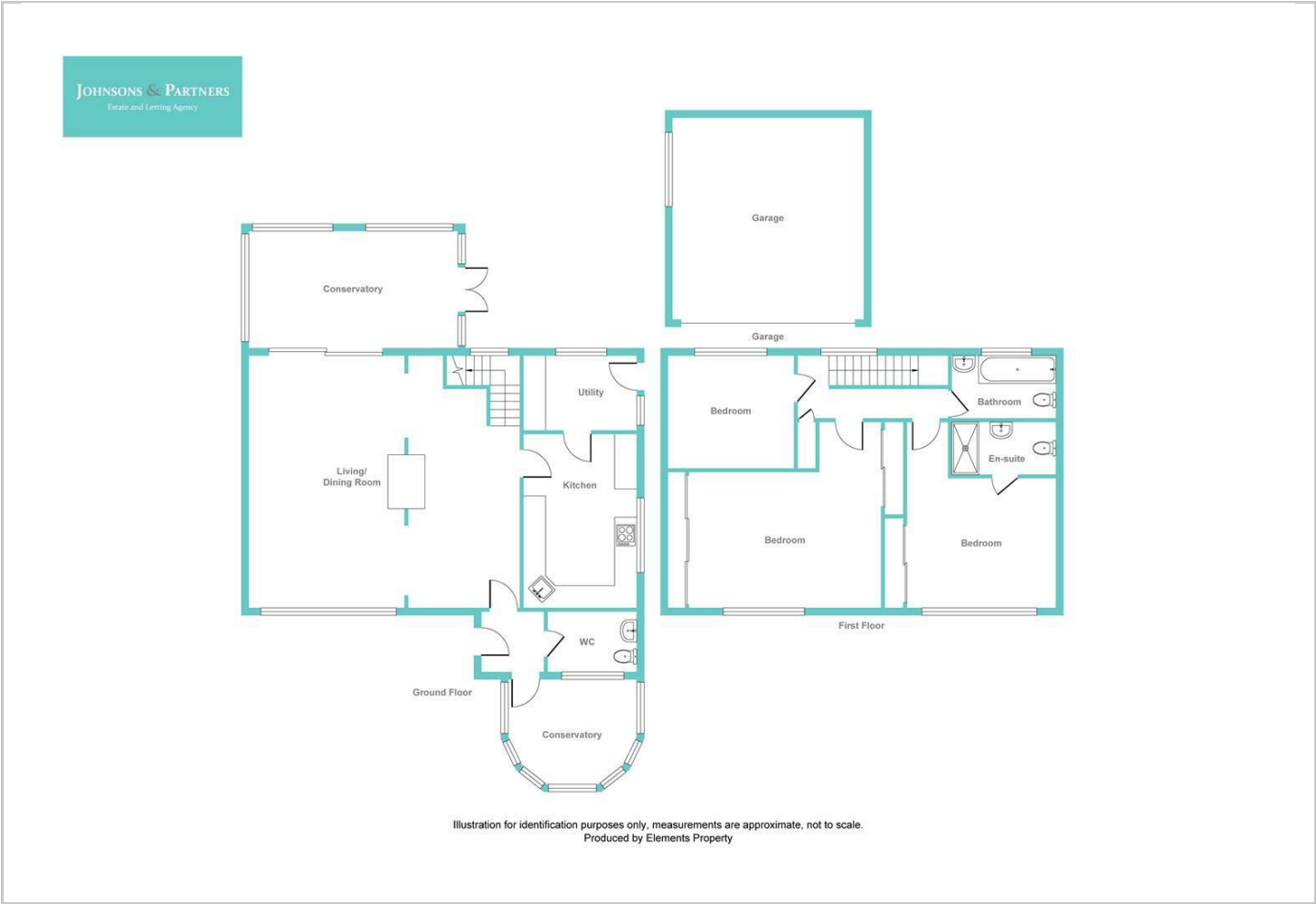
Hybrid Map



Terrain Map



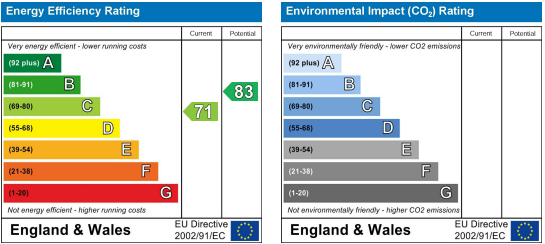
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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