

JOHNSONS & PARTNERS

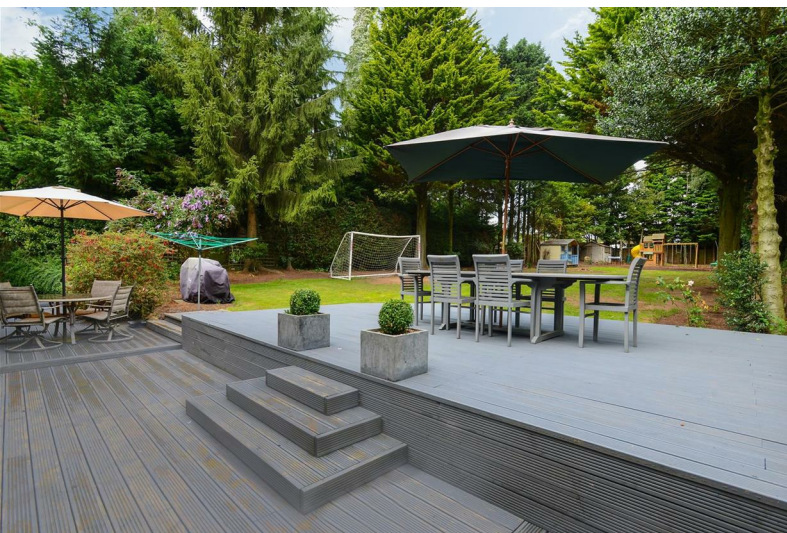
Estate and Letting Agency



WOODLANDS WHITWORTH DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5BE

GUIDE PRICE £600,000



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**** A SIMPLY STUNNING AND CONTEMPORARY FAMILY RESIDENCE****Guide Price - £600,000 - £625,000

Having undergone a comprehensive series of improvements by the current owners, this six bedroom extended detached property has to be seen to be believed. Carefully combining spacious two storey living, contemporary design and a well thought out and workable layout which would be ideal for the modern family looking to live in a secluded location in a sought after Nottinghamshire village. The property is approached by a sweeping driveway and sits within a plot in excess of 3/4 of an acre.

In further detail the property comprises, to the ground floor, entrance hall, living room, study, kitchen with dining area, utility room, family bathroom and four bedrooms. To the first floor there are two further bedrooms with the master suite comprising a dressing room and en-suite.

Outside the property is surrounded by gardens which feature, to the rear, a recently installed decked entertaining area with power and lighting. The gardens are mature and offer a good degree of seclusion and privacy. The property also benefits from a double garage. There are numerous additional features such as double glazing, central heating and CCTV.

We strongly advise an internal viewing to fully appreciate all this stunning property has to offer. All viewings are strictly by prior appointment.

Entrance Hall

20'2" x 6'1" (6.15 x 1.85)

Double glazed front door, stairs to first floor, solid oak flooring, alarm point, recessed lighting, radiator and leading to all ground floor rooms.

Living Room

Dual aspect room L shaped room with two double glazed front windows, double glazed side window, TV point, recessed lighting, solid oak flooring and radiators.

Study

9'2" x 8'7" (2.79 x 2.62)

Leading from the living room with double glazed front window, solid oak flooring and radiator.

Dining Kitchen

22'5" x 18'9" (6.83 x 5.72)

Contemporary and beautiful kitchen fitted with a range of grey oak base cupboards, drawers, glass display cabinets and matching wall units with black granite worktops and matching up stands, inset stainless steel sink with mixer tap and granite drainer, two eye level oven and grills, gas hob with granite splash back and extractor fan over, integrated fridge freezer, wine chiller and dishwasher. Vaulted ceiling with roof lights, recessed lighting, solid oak flooring, double glazed French doors to garden with picture windows, double glazed side window, radiator and space for dining table or seating area.

Utility

8'4" x 5'9" (2.54 x 1.75)

Fitted cupboards with laminate work top, space for washing machine and tumble dryer, recessed lighting and solid oak flooring.

Bedroom Three

14'9" x 10'7" (4.50 x 3.23 (4.49 x 3.22))

With en-suite dressing room, double glazed front window, solid oak flooring and radiator.

Dressing Room

8'1" x 8'0" (2.46 x 2.44)

Solid oak flooring and radiator.

Bedroom Four

11'4" x 10'2" (3.45 x 3.10)

Multipurpose room which is used as a bedroom but could be for a variety of uses such as used as a TV room, study or playroom, double glazed window to the rear, solid oak flooring and radiator.

Bedroom Five

10'0" x 7'9" (3.05 x 2.36)

Multipurpose room which is used as a bedroom but could be for a variety of uses such as used as a TV room, study or playroom, double glazed window to the rear, solid oak flooring and radiator.

Bedroom Six

9'11" x 8'2" (3.02 x 2.49)

Two double glazed side windows, solid oak flooring, and radiator

Family Bathroom

13'1" x 9'1" (3.99 x 2.77)

Contemporary fitted four piece white suite comprising; free standing bath with mixer tap and shower head, walk in shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, extractor fan, natural stone part tiled walls, tiled flooring, recessed lighting and double glazed frosted rear window.

Landing / Sitting Area

Leading to the upstairs bedrooms with seating / study area and eaves storage.

Bedroom Two

Double glazed front window, two roof lights, recessed lighting and radiator.

Master Bedroom

Two double glazed front windows, recessed lighting, door to dressing room and en-suite, radiator and eaves storage

En-Suite

10'6" x 6'1" (3.20 x 1.85)

Contemporary fitted three piece white suite comprising; free standing bath with mixer tap and shower head, pedestal wash hand basin, low flush W.C., heated towel rail, tiled flooring, recessed lighting and double glazed frosted side window.

Dressing Room

8'2" x 8'1" (2.49 x 2.46)

With recessed lighting.

Outside

Double Garage

18'6" x 15'0" (5.64 x 4.57)

Solid wooden sliding doors, light, power, storage cupboards. and access to the boiler room

Front Garden

Hedged boundary giving way to a private sweeping driveway with a lawn to one side, mature trees and flower beds. The driveway provides ample parking for a number of vehicles and provides access to the garage and the property entrance.

Rear Garden

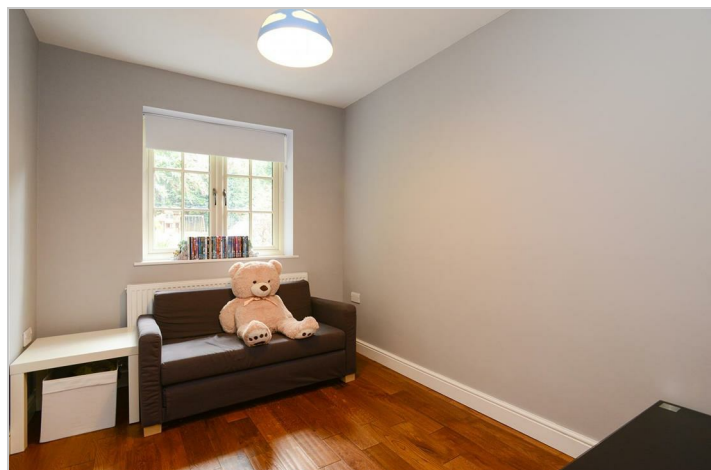
The large secluded and mature rear garden has plenty of space for a growing family with lots of potential, having a recently installed decked seating and dining area perfect for relaxing and outside entertaining, a large lawn area giving plenty of space which is surrounded by flowered borders and plenty of tall woodland trees giving a large degree of privacy. There is also outside lighting, CCTV, electric point, cold water tap and barked play area.

EPC

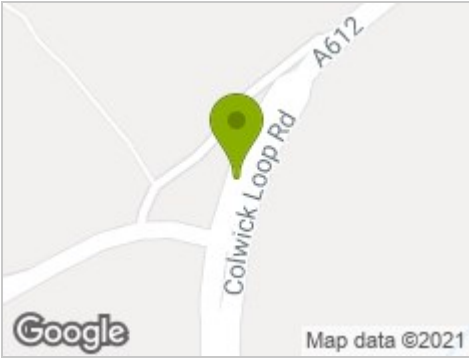
C

Council Tax Band

G



Road Map



Hybrid Map



Terrain Map



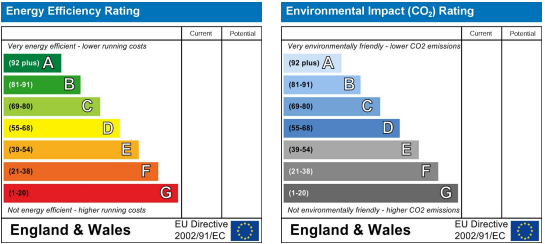
Floor Plan



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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