

JOHNSONS & PARTNERS

Estate and Letting Agency



8 COPSE CLOSE
NOTTINGHAM, NG14 5DD

PRICE GUIDE £450,000

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Nottingham, NG14 5DD

£450,000 - £475,000 GUIDE PRICE

A beautifully presented, three/four bedroom detached property; located within this extremely sought after cul de sac. The property has been extensively improved by the current owners including a re-fitted kitchen with a range of integrated appliances including full height fridge & freezer, double Neff ovens, hob and dishwasher, as well as clever touches with the fold out corner cupboards. There is an impressive principal bedroom suite with built in wardrobes and an en suite with full height ceiling and large window with built in blinds. The ground floor accommodation also has provision to use a family room as a fourth bedroom, as well as there being a separate home office space.

Burton Joyce is a greatly sought after village with an abundance of amenities including popular schools, places to dine out, pubs and regular public transport services including rail. There are a variety of shops and some wonderful countryside walks close by.

In brief, the accommodation comprises reception hallway, WC, L shaped lounge dining room with great views to the rear, contemporary fitted kitchen, family room/bedroom four and a home office completes the ground floor. On the first floor there is a principal bedroom with built in wardrobes and an impressive en suite. There are two further good sized bedrooms and a modern, family bathroom which completes the first floor. To the outside there is multiple vehicle parking courtesy of the driveway with a low maintenance front garden and useful store to the side. To the rear there is a lovely garden with large, composite, deck integrated lighting, lawn and gated access to a bridleway that leads to the centre of the village. Located beneath the property is a separate utility room and workshop.

Internal viewing is essential in order to fully appreciate both the stylish accommodation and great cul de sac location. Contact us now to book your personal viewing appointment

Entrance Hallway
15'3" x 5'11" (4.65m x 1.80m)

Breakfast Kitchen
16'8" x 9'9" (5.10 x 2.99)

Living/Dining Room
11'2" x 18'8" (3.42 x 5.70)

Sun Room
8'9" x 11'2" (2.68 x 3.42)

Study
5'8" x 9'0" (1.75 x 2.75)

Family Room/Bedroom Four
12'3" x 8'10" (3.75 x 2.70)





[WC](#)

[First Floor Landing](#)

[Bedroom One](#)

13'11" x 10'0" (4.26 x 3.05)

[En-Suite](#)

9'4" x 10'5" (2.85 x 3.20)

[Bedroom Two](#)

14'2" x 9'1" (4.33 x 2.79)

[Bedroom Three](#)

10'4" x 8'11" (3.15 x 2.73)

[Bathroom](#)

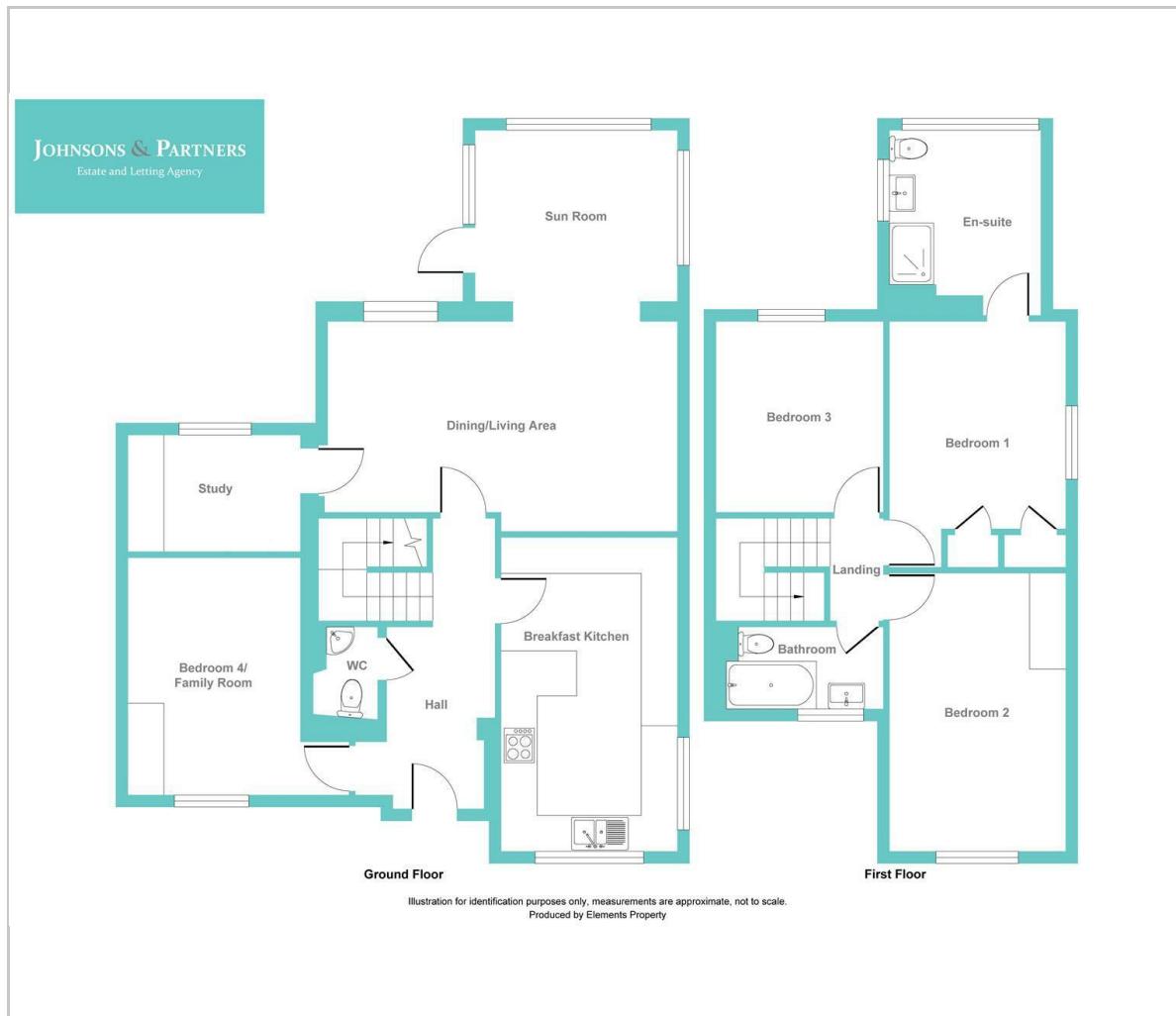
4'11" x 8'10" (1.51 x 2.70)

[Cellar](#)

[Outside](#)

[Agents Disclaimer](#)

Floor Plan

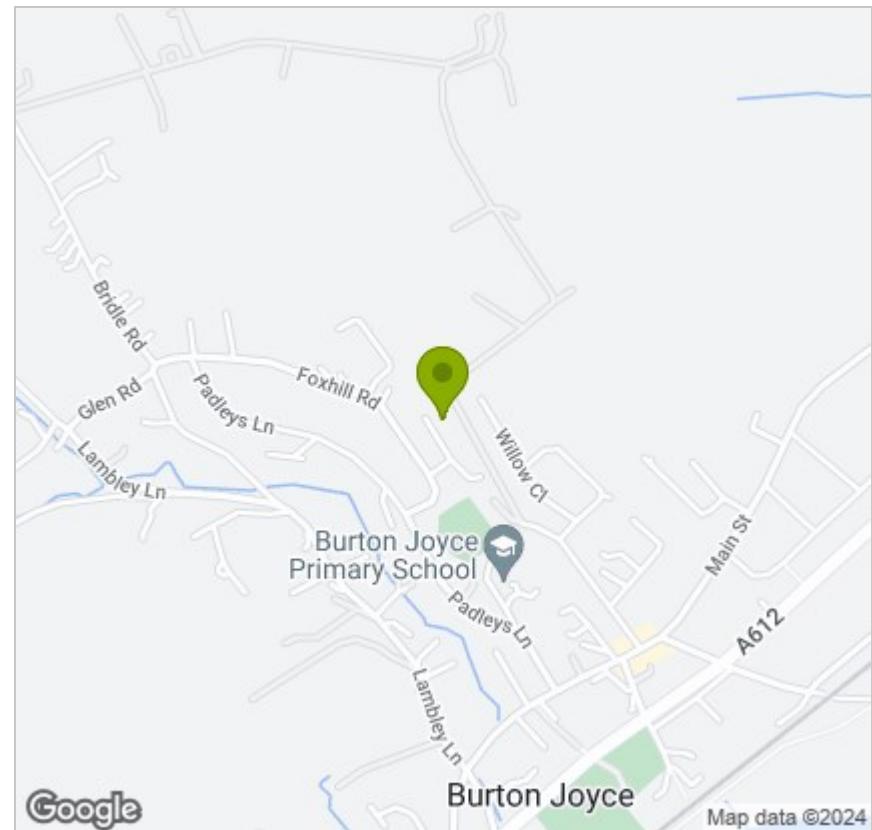


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		