

45 Foxhill Road, Burton Joyce, Nottingham, NG14 5DB

£400,000

Tel: 01636 816200

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Deceptively Spacious Home
- Spacious Lounge with Balcony Access
- Modern Kitchen with Integrated Appliances
- Three Good Double Bedrooms
- Double Width Driveway & Large Garage
- Stylish Contemporary Interior
- Separate Dining Room with French Doors
- Useful Separate Utility Room
- Shower Room & Four Piece Family Bathroom
- Generous Enclosed Rear Garden

An excellent opportunity to purchase a deceptively spacious and well-appointed home offering two-storey accommodation with a stylish, contemporary feel throughout.

A contemporary-style entrance door leads into a spacious reception hall, with a door opening into a generous lounge featuring sliding patio doors onto a balcony, both enjoying attractive views across the rear garden and surrounding area owing to the property's elevated position. There is a separate dining room, also featuring French doors onto the balcony, plus an oak-finished door leading into the modern dining kitchen, which incorporates a range of integrated appliances and benefits from a useful adjoining utility room. Also situated on this level is a superbly appointed contemporary shower room.

Stairs lead down to the lower floor, where the bedrooms are situated along with a stylish four-piece family bathroom.

To the front of the property is a double-width block-paved driveway providing off-road parking and access to a large garage with an electrically operated roller door. The rear garden is of a generous size, enclosed by timber-panelled fencing and attractively landscaped to include a shaped lawn and gravelled seating area.

Early viewing is highly recommended to fully appreciate the excellent level of accommodation, contemporary presentation and elevated setting of this individual home.

ACCOMMODATION
A modern composite entrance door with UPVC double glazed obscure side panels leads into the entrance hall.

ENTRANCE HALL
A spacious entrance hall with stairs leading down to the lower level, oak doors into rooms and an airing cupboard housing the Tempest hot water cylinder with storage to the side. There is a courtesy door into the garage, coved ceiling and an oak finished glazed door into the dining room.

DINING ROOM
With engineered wooden flooring, coved ceiling, UPVC double glazed windows to the rear aspect and UPVC double glazed doors opening onto the balcony, plus an oak finished glazed door into the kitchen.

KITCHEN
Fitted with a contemporary range of base and wall cabinets with straight-edged marble effect worktops and matching upstands, inset 1.5 bowl composite sink with drainer to the side and matt black mixer tap. Integrated appliances include a four-zone induction hob with stainless steel chimney extractor hood over and an eye-level double oven. There are spotlights to the ceiling, laminate flooring, a UPVC double glazed window to the rear aspect, an anthracite electric radiator and a doorway into the utility room.

UTILITY ROOM
A useful space with a fitted marble effect worktop and matching upstand, inset composite sink with matt black mixer tap and space beneath for appliances, including plumbing for a washing machine. Laminate flooring, spotlights to the ceiling, a UPVC double glazed obscure window to the side aspect and a UPVC double glazed door to the side.

LOUNGE
A well-proportioned reception room with coved ceiling, UPVC double glazed window and sliding doors opening onto the balcony, an inset feature electric log effect fire and a recently installed anthracite electric radiator.

SHOWER ROOM
Located on the entrance level, this contemporary fitted shower room includes a large walk-in shower area with feature tiling and a wall-mounted electric shower with rainfall showerhead and separate shower handset. There is a matt black towel radiator and a combined white suite comprising a vanity wash basin with mixer tap and cupboards below, plus a concealed cistern WC to the side. Tiled splashbacks, spotlights to the ceiling and a UPVC double glazed obscure window to the side aspect.

LOWER LEVEL HALLWAY
With a wall-mounted anthracite electric radiator and a generous level of storage, including open shelving, a cupboard with shelving and a walk-in storage cupboard.

BEDROOM ONE
One of three double bedrooms, with coved ceiling, an anthracite electric radiator and a UPVC double glazed window to the rear aspect.

BEDROOM TWO
With coved ceiling, a UPVC double glazed window and UPVC double glazed French doors opening onto the rear garden, plus an anthracite electric radiator.

BEDROOM THREE
A double bedroom with coved ceiling, a UPVC double glazed window to the rear aspect and an anthracite electric radiator.

BATHROOM
Fitted with a modern four-piece suite comprising a feature corner bath with central mixer tap, WC, vanity wash basin with mixer tap and storage below, plus a separate shower enclosure

with glazed folding door and electric shower with rainfall showerhead and separate shower handset. Tiled splashbacks, tiled flooring, matt black towel radiator, extractor fan, spotlights to the ceiling and a high-level UPVC double glazed obscure window to the side aspect.

DRIVEWAY PARKING
A block paved driveway to the front of the property provides off-street parking for at least two cars and leads to the double garage.

DOUBLE GARAGE
With an electric roller door, power and lighting, also housing the electrical consumer unit and having a courtesy door into the entrance hall.

GARDENS
The property occupies a generous plot, the majority of which is set to the rear. Enclosed by timber panelled fencing, the rear garden has a gently sloping, slightly tiered layout incorporating paved patio and gravelled seating areas, shaped lawns and planted borders, whilst enjoying a desirable southerly aspect.

COUNCIL TAX
The property is registered as council tax band E.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions



























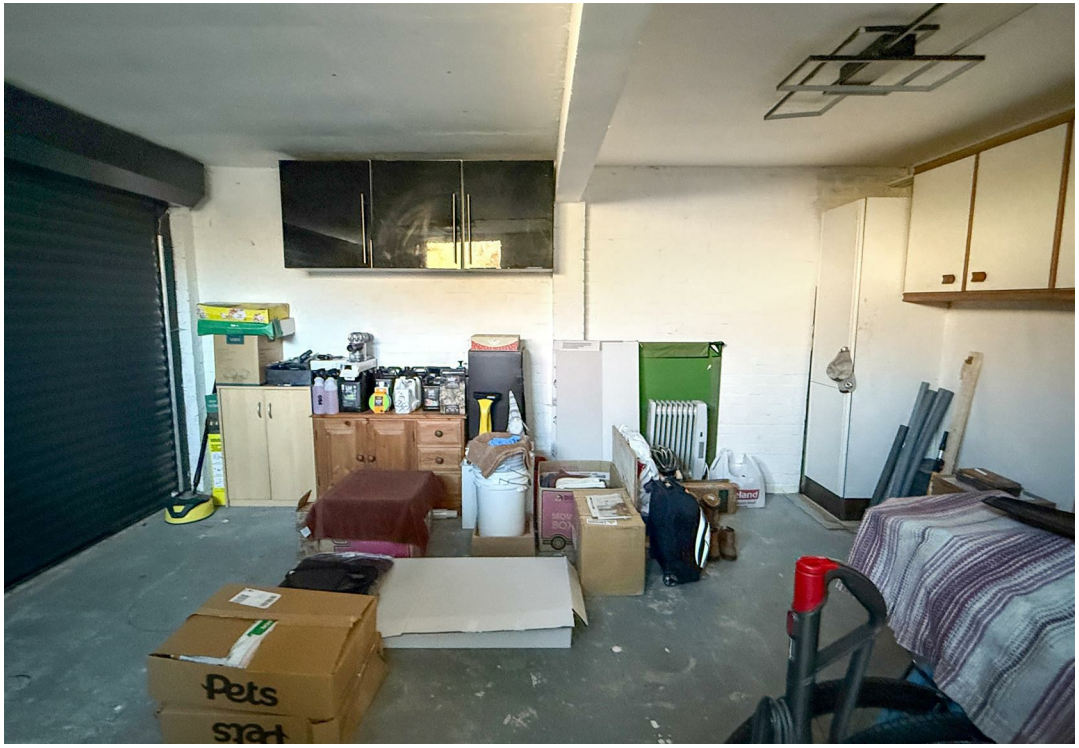






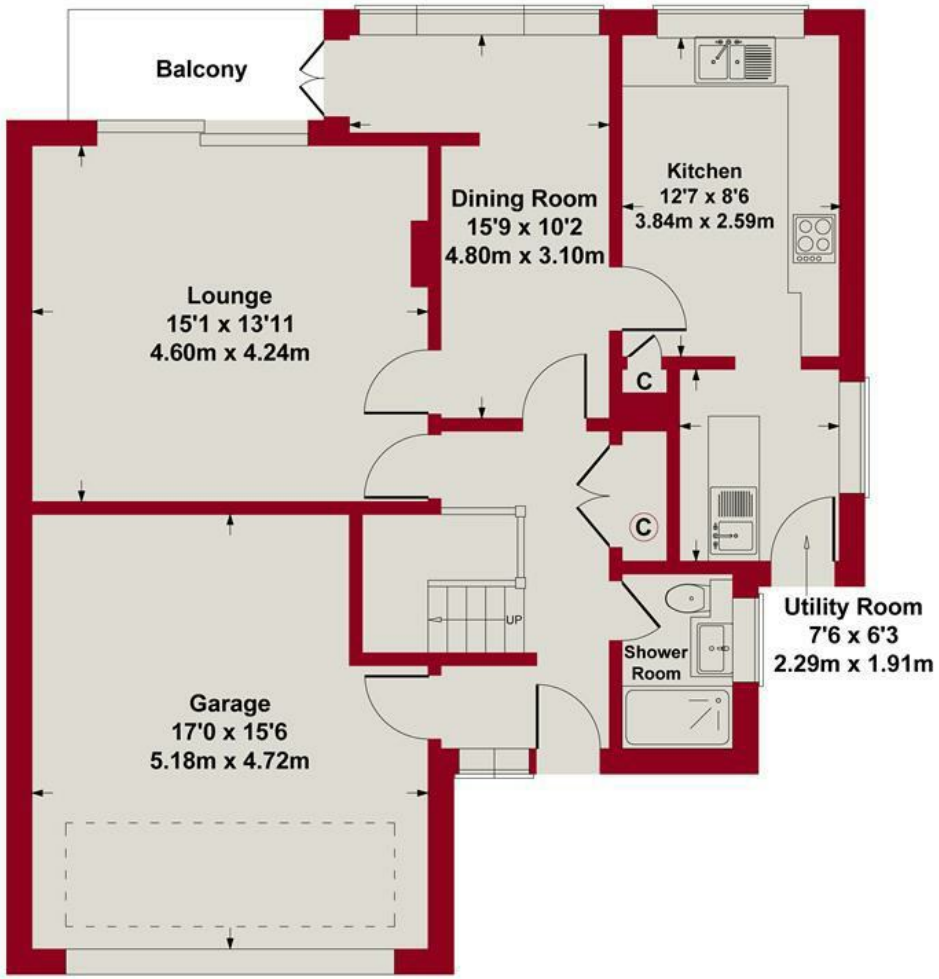




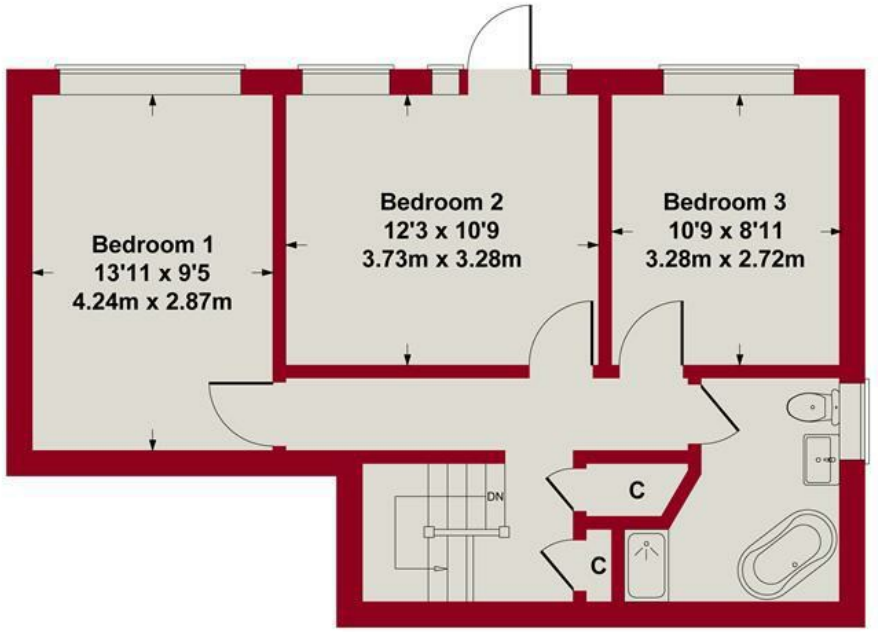

Pets



Approximate Gross Internal Area
1211 sq ft - 112 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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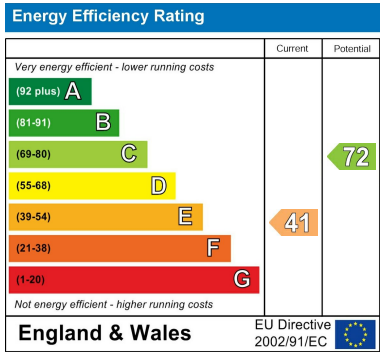

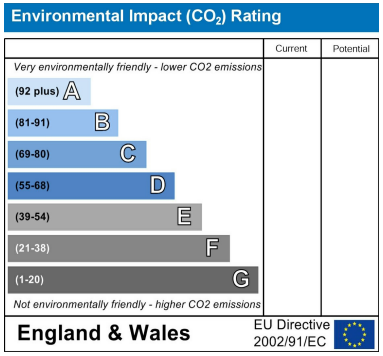



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RICS
The Property Ombudsman

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