



Guide Price £425,000

The Anchorage, Burton Joyce, Nottingham NG14 5DU

EPC Rating C



A substantial detached property set in the heart of the village, the property is accessed via a shared driveway with electric gates, leading to a private driveway, garage with electric doors and gated access leads to the rear. The property is also being offered for sale with no upward chain!

In brief the property comprises of an entrance hallway giving access to the living room, shower room, kitchen diner and ground floor bedroom/reception room. The living room is to the rear of the property having uPVC double glazed French doors onto the garden. The kitchen has a shaker style kitchen with integral appliances, double oven with hob and filter hood, the utility is off the kitchen which has wall and base units and a door leading to the side of the garden. There is a further room which could be used as a bedroom or reception room with uPVC double glazed French doors to the rear, the shower room is of the hallway having a WC, shower cubicle and wash hand basin set in to a vanity unit.

To the first floor are two bedrooms, both have built in wardrobes and one having an en-suite bathroom with four piece suite and the second bedroom having a WC and pedestal wash hand basin.

The outside space has pressed concrete driveway and pathways, the gardens to the rear and side have a beautiful feel with the lawn garden and the original wall which runs around the property.

The property benefits from having gas central heating, uPVC double glazing and was built to a high standard.

Viewings are highly recommended!

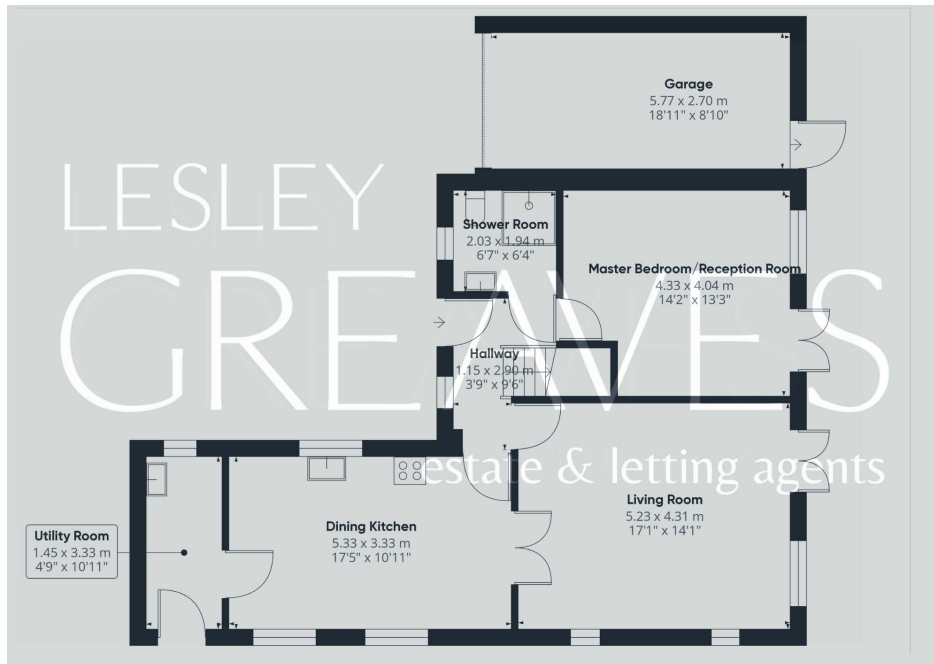
Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

- LIVING ROOM 17' 1" x 14' 1" (5.23m x 4.31m)
- DINING KITCHEN 17' 5" x 10' 11" (5.33m x 3.33m)
- UTILITY ROOM 10' 11" x 4' 9" (3.33m x 1.45m)
- SHOWER ROOM 6' 7" x 6' 4" (2.03m x 1.94m)
- MASTER BEDROOM / RECEPTION ROOM 14' 2" x 13' 3" (4.33m x 4.04m)
- LANDING 7' 10" x 4' 10" (2.40m x 1.49m)
- BEDROOM THREE 8' 11" x 9' 8" (2.74m x 2.95m)
- EN-SUITE BATHROOM 10' 0" x 8' 6" (3.05m x 2.61m)
- BEDROOM TWO 12' 4" x 8' 11" (3.76m x 2.72m)
- EN-SUITE WC 4' 9" x 5' 0" (1.45m x 1.53m)
- GARAGE 18' 11" x 8' 10" (5.77m x 2.70m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: E

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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