



£400,000-£425,000

GUIDE PRICE

THE ANCHORAGE
BURTON JOYCE

- DETACHED PROPERTY
- ELECTRIC GATES
- PRIVATE DRIVEWAY
- VERSATILE ROOMS EN-SUITE BEDROOM
- BEAUTIFUL GARDENS
- EPC C



Spacious Detached Home in the Heart of Burton Joyce

A SUBSTANTIAL DETACHED PROPERTY SET IN THE HEART OF BURTON JOYCE, THIS HOME IS ACCESSED VIA A SHARED DRIVEWAY WITH ELECTRIC GATES, LEADING TO A PRIVATE DRIVEWAY AND A GARAGE WITH ELECTRIC DOORS. THE PROPERTY, OFFERED FOR SALE WITH NO UPWARD CHAIN, BOASTS VERSATILE LIVING SPACES AND IS PERFECT FOR MODERN FAMILY LIVING.

THE ENTRANCE HALLWAY PROVIDES ACCESS TO THE LIVING ROOM, A SHOWER ROOM, THE KITCHEN DINER, AND A GROUND FLOOR BEDROOM OR RECEPTION ROOM. THE LIVING ROOM, SITUATED AT THE REAR OF THE PROPERTY, FEATURES UPVC DOUBLE-GLAZED FRENCH DOORS OPENING ONTO THE GARDEN. THE KITCHEN DINER IS FITTED WITH A SHAKER-STYLE KITCHEN WITH INTEGRAL APPLIANCES, A DOUBLE OVEN WITH HOB, AND A FILTER HOOD. OFF THE KITCHEN IS A UTILITY ROOM WITH ADDITIONAL WALL AND BASE UNITS AND A DOOR LEADING TO THE GARDEN. THE GROUND FLOOR ALSO INCLUDES A FLEXIBLE ROOM THAT CAN BE USED AS A BEDROOM OR ADDITIONAL RECEPTION ROOM, WITH FRENCH DOORS TO THE REAR. THE HALLWAY SHOWER ROOM INCLUDES A WC, SHOWER CUBICLE, AND WASH HAND BASIN SET INTO A VANITY UNIT.

THE FIRST FLOOR COMPRISES TWO BEDROOMS, BOTH WITH BUILT-IN WARDROBES. THE MASTER BEDROOM FEATURES AN EN-SUITE BATHROOM WITH A FOUR-PIECE SUITE, WHILE THE SECOND BEDROOM INCLUDES A WC AND PEDESTAL WASH HAND BASIN.

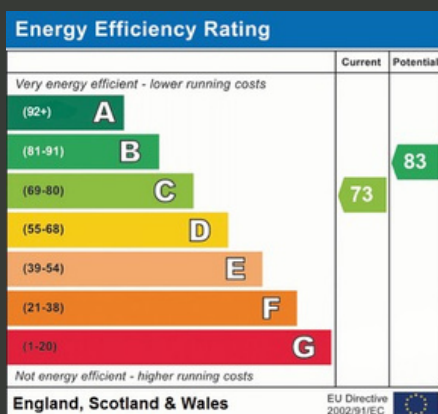
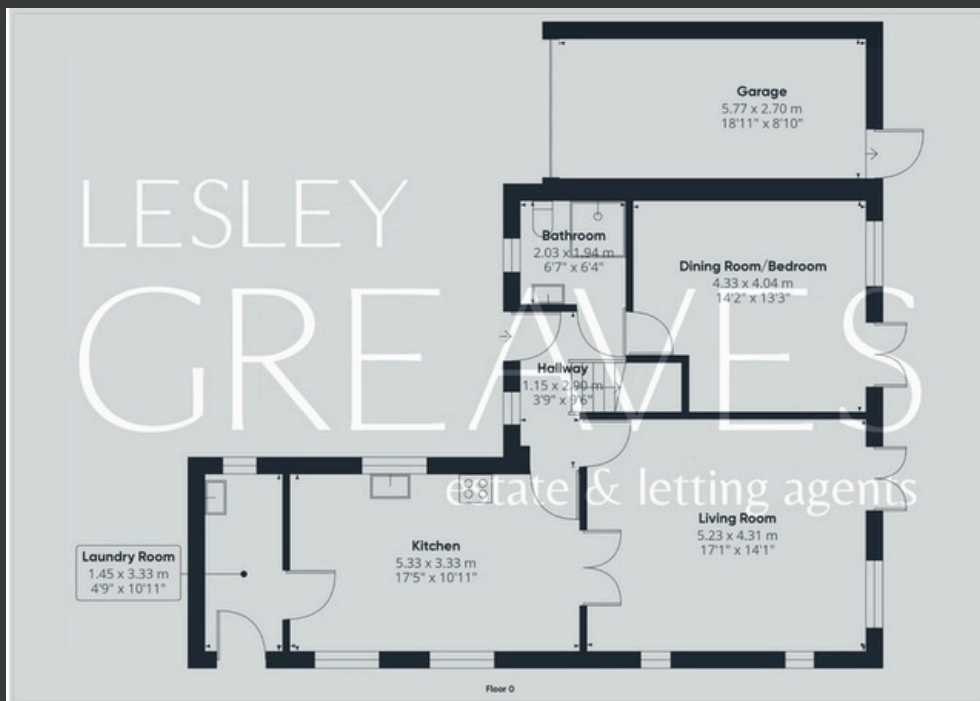
EXTERNALLY, THE PROPERTY OFFERS A PRESSED CONCRETE DRIVEWAY AND PATHWAYS. THE GARDENS TO THE REAR AND SIDE ARE BEAUTIFULLY LANDSCAPED WITH A LAWN AND THE ORIGINAL WALL THAT RUNS AROUND THE PROPERTY, ADDING TO ITS CHARM. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING, ENSURING COMFORT AND EFFICIENCY.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THIS PROPERTY'S QUALITY AND SPACIOUSNESS.

BURTON JOYCE IS A SOUGHT-AFTER VILLAGE ON THE RIVER TRENT, OFFERING 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.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 115 SQ METERS





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