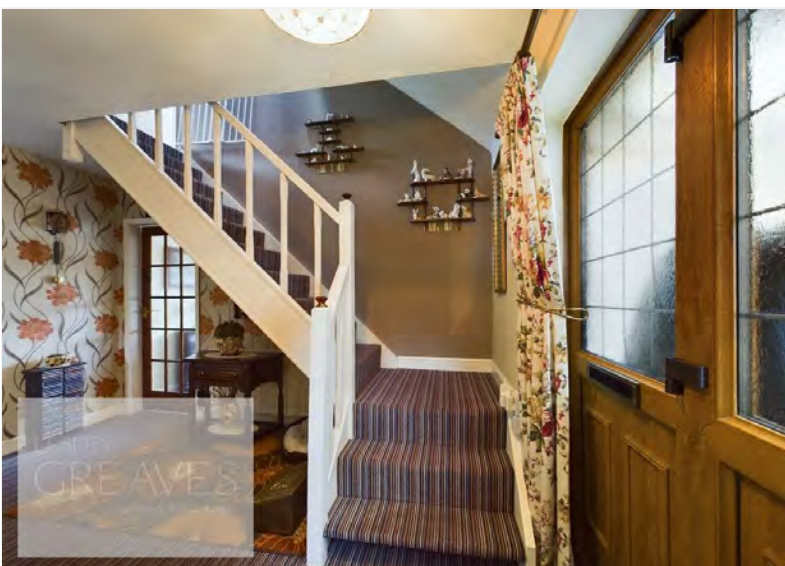




Guide Price £400,000-£425,000

Orchard Close, Burton Joyce, Nottingham NG14 5EF

EPC Rating E



A fine example of a well maintained detached home in a desirable cul-de-sac position. The property offers versatile accommodation with some multi-functional rooms to suit. In brief, the extended accommodation spans two floors and comprises a porch, entrance hallway with stairs to the first floor, study/bedroom four, dining room/bedroom three, living room with dual aspect windows, Shaker style kitchen diner with under unit lighting, spaces for a dishwasher, cooker and fridge, pantry with plumbing for a washing machine. To the ground floor is also a rear lobby with porch fitted with small dog/cat flaps to each door for access to the rear garden patio. Shower room and sitting room with a built in storage cupboard and French doors into a sizable conservatory with glass roof and under floor heating. To the first floor is a landing with a skylight window, airing cupboard, bathroom and two double bedrooms with built in furniture and storage into the eaves to both. There is a low maintenance gravelled garden to the front, a double outdoor electrical socket, gated access at both sides and a resin driveway leading to a detached brick built garage with power and light. The rear gravelled garden has been landscaped with low maintenance in mind incorporating an enclosed resin patio area, decked pathway, fitted hosepipe, double outdoor electrical socket and four sheds, one of which is fitted with exterior lighting. 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.

- Freehold

PORCH 5' 10" x 2' 5" (1.78m x 0.74m)

ENTRANCE HALL 11' 10" x 6' 4" plus recess (3.61m x 1.93m)

LIVING ROOM 16' 10" x 12' 0" into recess (5.13m x 3.66m)

DINING ROOM / BEDROOM THREE 11' 11" x 10' 2" (3.63m x 3.1m)

OFFICE / BEDROOM FOUR 7' 11" x 7' 10" (2.41m x 2.39m)

KITCHEN/DINER 15' 9" x 11' 2" (4.8m x 3.4m)

INNER LOBBY 6' 10" x 3' 5" (2.08m x 1.04m)

PORCH 4' 10" x 3' 0" (1.47m x 0.91m)

SITTING ROOM 11' 8" x 8' 7" plus recess (3.56m x 2.62m)

SHOWER ROOM 7' 9" x 4' 5" (2.36m x 1.35m)

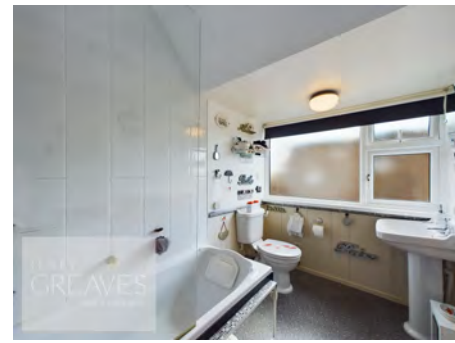
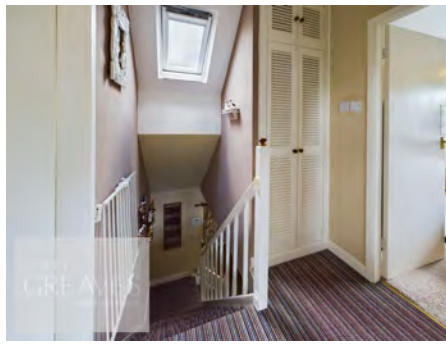
CONSERVATORY 13' 5" x 13' 4" maximum measurements (4.09m x 4.06m)

BEDROOM ONE 16' 9" x 10' 1" into recess (5.11m x 3.07m)

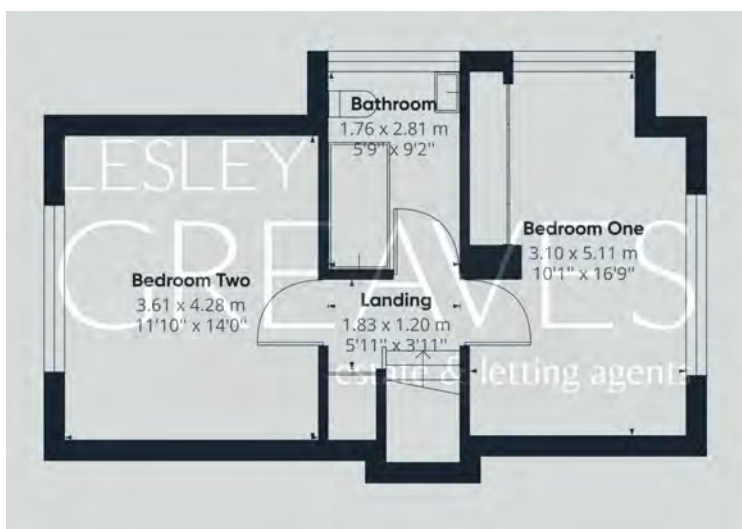
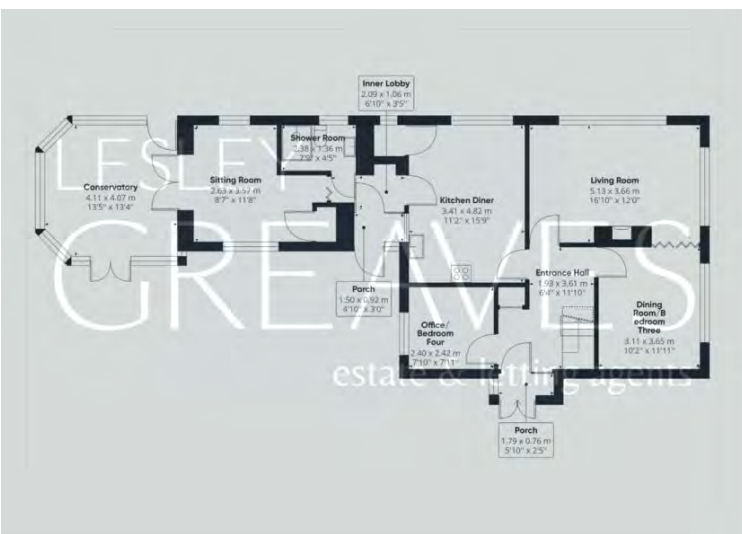
BEDROOM TWO 14' 0" x 11' 10" (4.27m x 3.61m)

BATHROOM 9' 2" x 5' 9" (2.79m x 1.75m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



COUNCIL TAX BAND: D

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.

