



£250,000

TRENT GARDENS
BURTON JOYCE

- SEMI-DETACHED BUNGALOW
- COUNTRYSIDE WALKS
- TWO BEDROOMS
- OPEN PLAN LIVING
- CONSERVATORY
- LOW MAINTENANCE GARDEN



Charming Semi-Detached Bungalow in Burton Joyce

THIS CHARMING SEMI-DETACHED BUNGALOW OFFERS THE PERFECT BLEND OF COUNTRYSIDE LIVING WITH EASY ACCESS TO VILLAGE AMENITIES. NESTLED IN THE PICTURESQUE VILLAGE OF BURTON JOYCE, RESIDENTS WILL ENJOY BEAUTIFUL COUNTRYSIDE AND RIVER WALKS RIGHT ON THEIR DOORSTEP.

THE UPVC DOUBLE-GLAZED ACCOMMODATION INCLUDES A WELCOMING PORCH LEADING TO AN ENTRANCE HALLWAY WITH A BUILT-IN STORAGE CUPBOARD. THE BUNGALOW FEATURES A BATHROOM WITH AN ELECTRIC SHOWER OVER THE BATH AND TWO DOUBLE BEDROOMS, PROVIDING AMPLE SPACE FOR COMFORT AND RELAXATION.

THE LIVING ROOM, EQUIPPED WITH A WALL-MOUNTED ELECTRIC FIRE, SEAMLESSLY FLOWS INTO THE OPEN-PLAN KITCHEN AREA, CREATING A WARM AND INVITING LIVING SPACE.

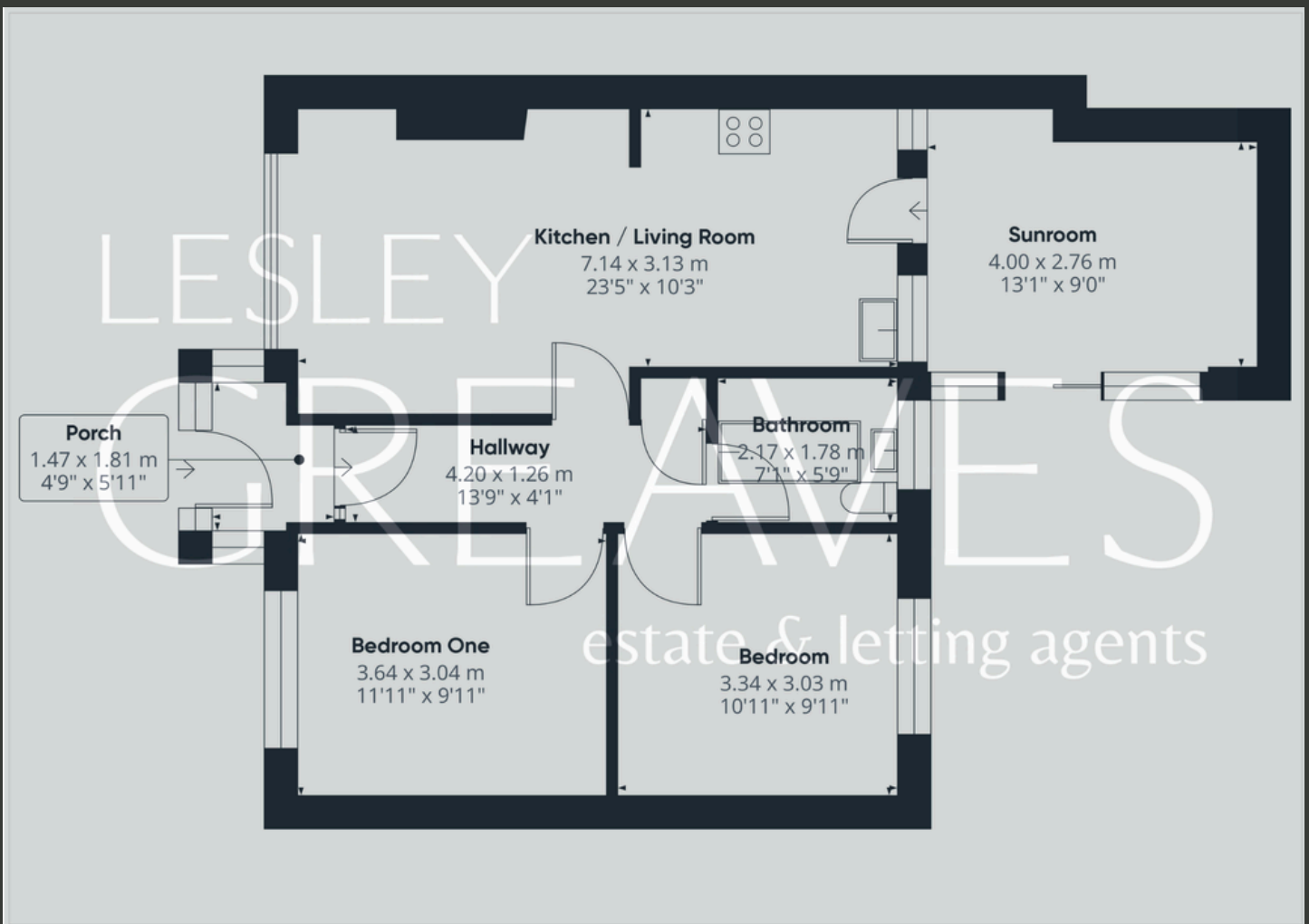
AT THE REAR, A CONSERVATORY OFFERS A LOVELY VIEW AND ACCESS TO THE LOW-MAINTENANCE, YARD-STYLE GARDEN, IDEAL FOR RELAXING OR ENTERTAINING. THE PROPERTY ALSO BOASTS A LAWN GARDEN AT THE FRONT AND A DRIVEWAY TO THE SIDE, PROVIDING CONVENIENT OFF-ROAD PARKING.

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. THIS LOCATION COMBINES THE TRANQUILITY OF RURAL LIVING WITH THE CONVENIENCE OF URBAN AMENITIES.

VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THE CHARM AND POTENTIAL OF THIS DELIGHTFUL BUNGALOW.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 70 SQ METERS





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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