



£350,000 to £375,000

GUIDE PRICE

CHURCH ROAD
BURTON JOYCE

- EXTENDED AND MODERNIZED
- FOUR BEDROOMS
- OPEN PLAN DINING
- VAULTED KITCHEN CEILING
- CONSERVATORY
- DRIVEWAY



Well-Presented, Extended, and Modernised Family Home in Burton Joyce

THIS BEAUTIFULLY PRESENTED FAMILY HOME HAS BEEN EXTENDED AND MODERNISED, FEATURING GATED ACCESS ONTO A STAMPED CONCRETE DRIVEWAY IN THE SOUGHT-AFTER VILLAGE OF BURTON JOYCE.

THE GROUND FLOOR ACCOMMODATION INCLUDES AN OPEN PORCH WITH A COMPOSITE DOOR LEADING TO AN ENTRANCE HALLWAY, COMPLETE WITH STAIRS TO THE FIRST FLOOR AND FEATURE WALL PANELING. A STUDY WITH FITTED SHUTTERS IS CURRENTLY UTILISED AS A BEDROOM. THE DOWNSTAIRS WC, WHICH INCLUDES A WASH HAND BASIN, ALSO PROVIDES USEFUL SPACE FOR COATS AND SHOES. THE BAY-FRONTED LIVING ROOM FEATURES A GAS LOG BURNER EFFECT FIREPLACE AND FITTED SHUTTERS ON THE WINDOW. THE OPEN-PLAN DINING ROOM CONNECTS TO A CONSERVATORY AT THE REAR,

WITH PATIO DOORS LEADING TO THE REAR GARDEN AND FRENCH DOORS OPENING ONTO THE OUTDOOR SPACE. THE RE-FITTED AND EXTENDED KITCHEN DINER BOASTS A VAULTED CEILING AND IS FITTED WITH A RANGE OF SHAKER-STYLE UNITS WITH WOODEN WORK SURFACES INCORPORATING BREAKFAST BARS. THERE IS SPACE FOR A FRIDGE FREEZER, AND THE DISHWASHER AND WASHING MACHINE ARE INTEGRATED. THE KITCHEN IS EQUIPPED WITH A FITTED SMEG OVEN, GAS HOB, AND EXTRACTOR, AS WELL AS A PANTRY AND BUILT-IN DINING BENCH.

THE FIRST FLOOR FEATURES A LANDING WITH FITTED SHUTTERS ON THE WINDOW, THREE BEDROOMS WITH FITTED WARDROBES IN THE MAIN BEDROOM, AND A MODERN RE-FITTED THREE-PIECE BATHROOM SUITE WITH A MAINS-FED SHOWER OVER THE BATH.

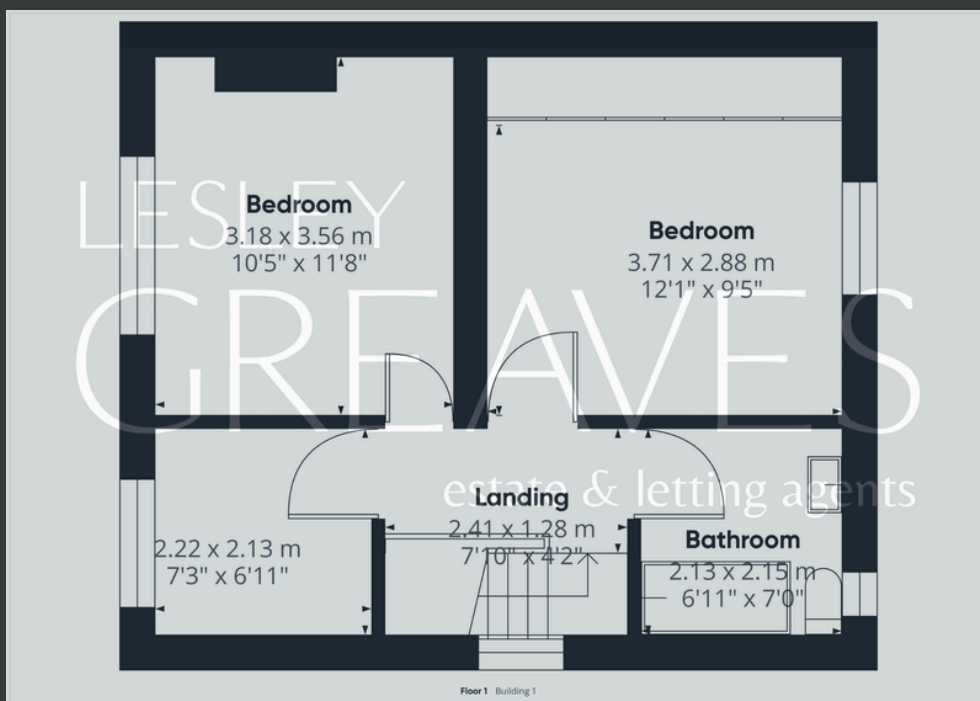
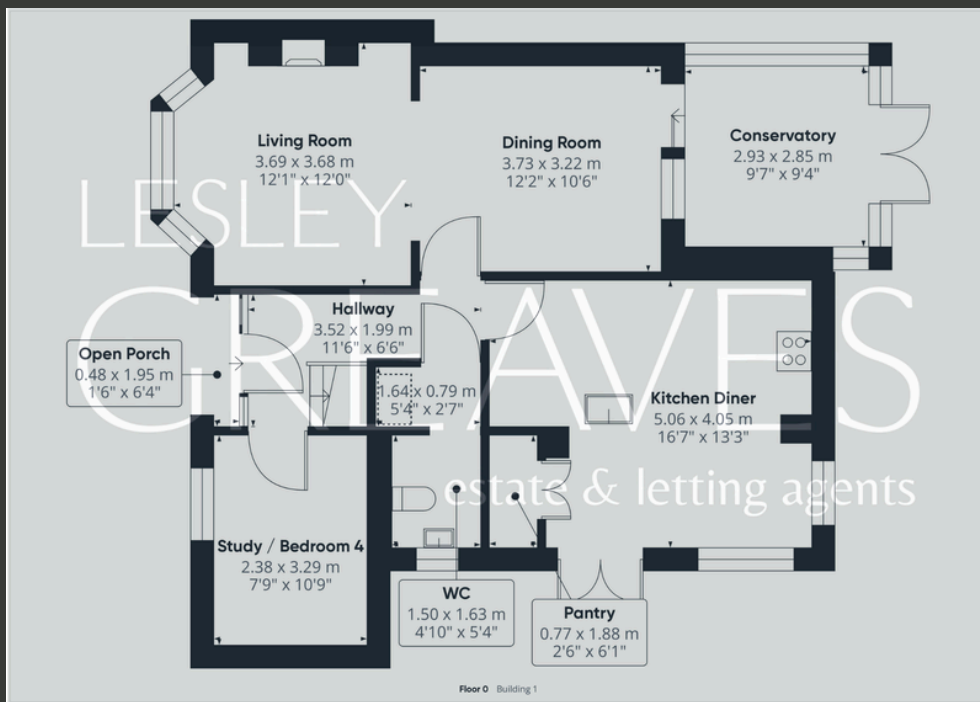
THERE IS GATED ACCESS AT THE SIDE LEADING TO A PAVED PATIO AREA WHICH IN TURN LEADS TO A DECKED PATIO WITH A PERGOLA AND A LAWN GARDEN WITH BORDERS FOR PLANTS AND SHRUBS.

THIS HOME BENEFITS FROM BOTH RAIL AND DIRECT BUS ROUTES INTO NOTTINGHAM CITY CENTRE. VILLAGE AMENITIES INCLUDE A CO-OP, POST OFFICE, PUBLIC HOUSES/RESTAURANTS, DOCTORS, CHEMIST, DENTIST, AND A PRIMARY SCHOOL.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND CHARM OF THIS FAMILY HOME.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 112 SQ METERS





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Lesley Greaves Estate & Lettings Agents

20 Main Road, Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk