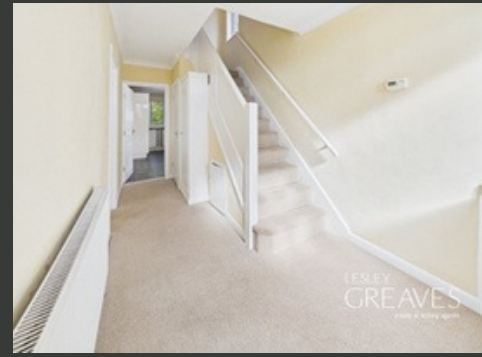




£340,000

OFFERS IN EXCESS OF

SHELFORD CRESCENT
BURTON JOYCE

- VILLAGE LOCATION
- NO CHAIN
- GARAGE
- DETACHED
- DOWNSTAIRS WC
- DRIVEWAY
- EPC E



Chain free detached village home for sale

THIS ATTRACTIVE DETACHED HOUSE IS TUCKED AWAY IN A PEACEFUL CUL-DE-SAC, COMBINING CONVENIENCE WITH COMFORT.

AT THE FRONT, THE PROPERTY OFFERS OFF-STREET PARKING AND A SIDE GARAGE, WHILE THE REAR ENJOYS A BEAUTIFULLY MAINTAINED LAWN GARDEN WITH A PATIO AREA, PERFECT FOR RELAXING OR ENTERTAINING OUTDOORS. INSIDE, THE GROUND FLOOR BEGINS WITH AN ENTRANCE HALLWAY FEATURING A BUILT-IN CLOAKS CUPBOARD.

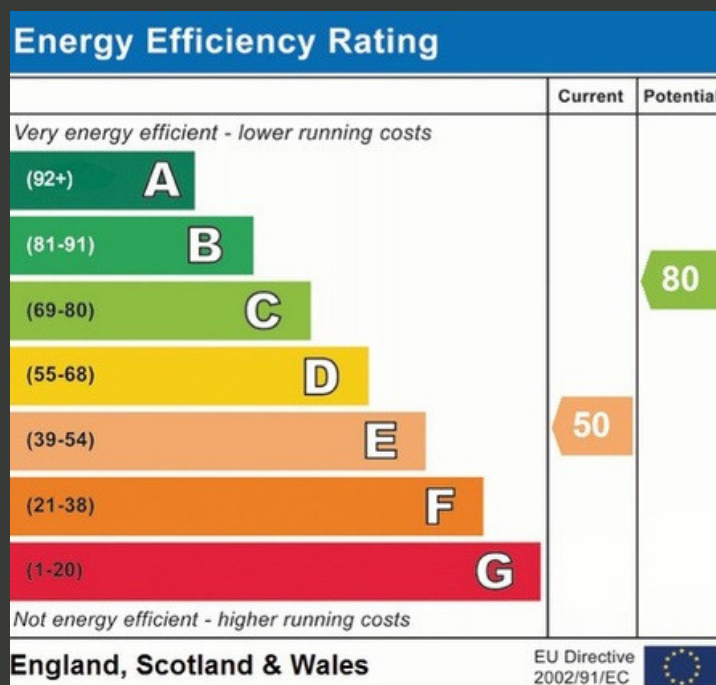
FROM HERE, YOU STEP INTO A SPACIOUS OPEN-PLAN LIVING ROOM WITH A BAY WINDOW, A REMOTE-CONTROLLED ELECTRIC FIRE, AND FRENCH DOORS OPENING ONTO THE GARDEN. THE MODERN KITCHEN IS FITTED WITH SLEEK WHITE UNITS, A GAS HOB, STAINLESS STEEL EXTRACTOR, INTEGRATED FRIDGE-FREEZER, AND SPACE FOR AN UNDER-COUNTER WASHING MACHINE. A CONVENIENT GUEST WC WITH A VANITY UNIT COMPLETES THE GROUND FLOOR.

UPSTAIRS, THERE ARE THREE WELL-PROPORTIONED BEDROOMS ALONG WITH A STYLISH FOUR-PIECE BATHROOM, INCLUDING A BATH, SEPARATE SHOWER CUBICLE, PEDESTAL WASH HAND BASIN, AND LOW-LEVEL WC.

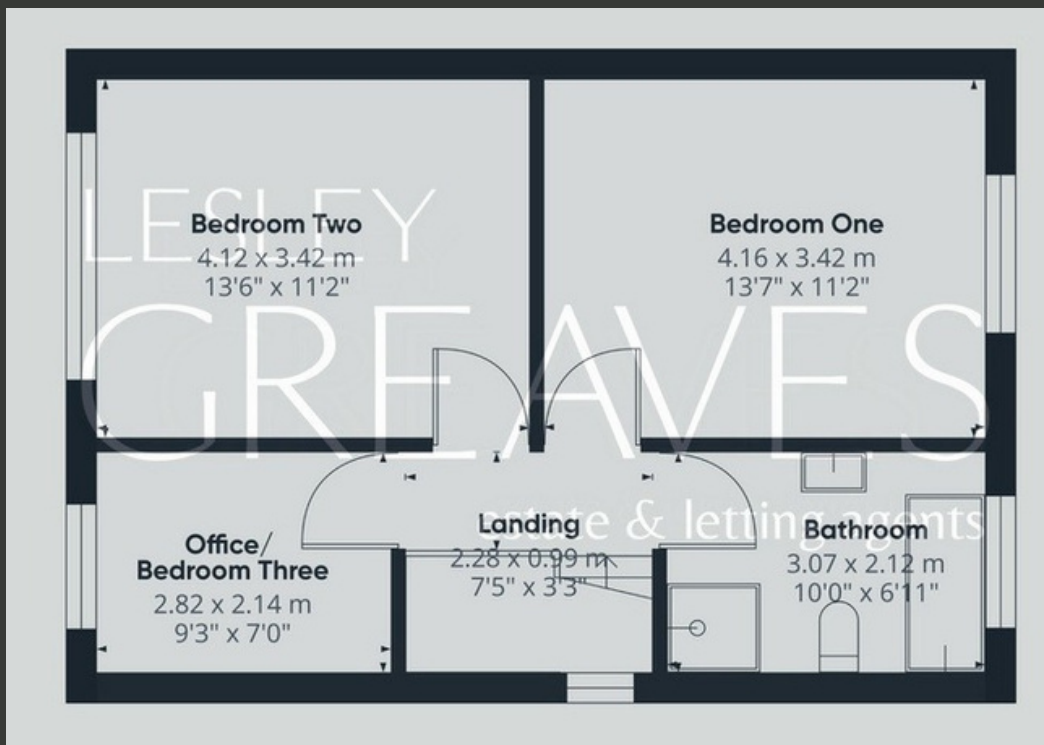
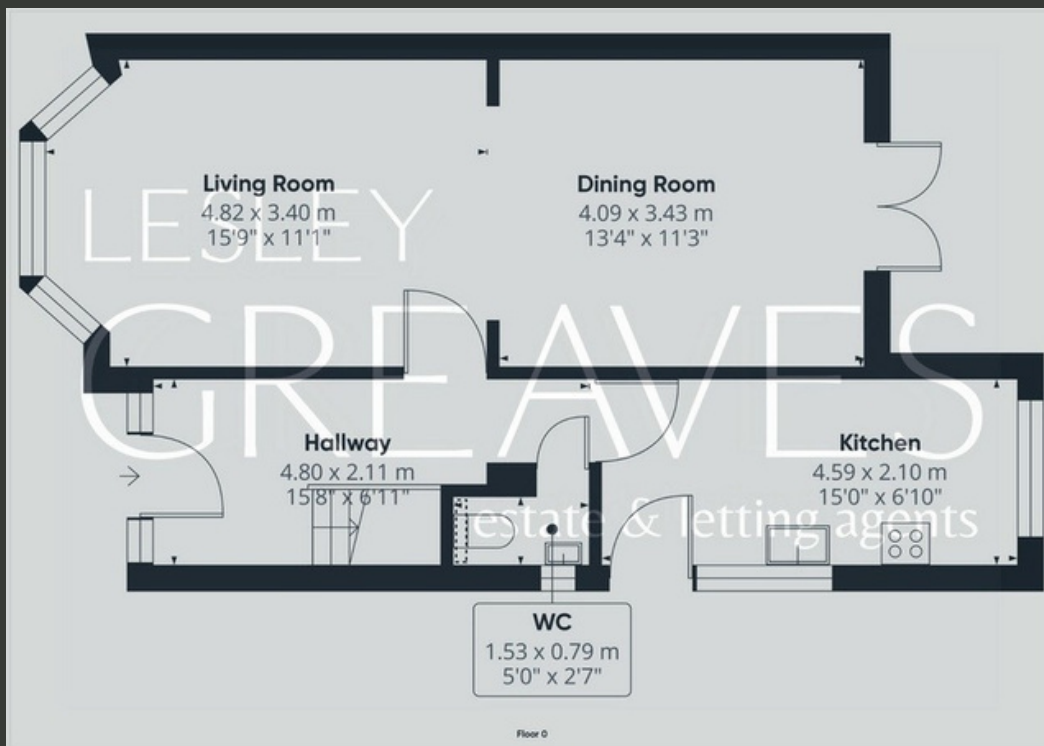
SET IN THE HIGHLY SOUGHT-AFTER VILLAGE OF BURTON JOYCE, THE HOME ENJOYS EXCELLENT TRANSPORT LINKS, WITH RAIL AND DIRECT BUS SERVICES INTO NOTTINGHAM CITY CENTRE. THE VILLAGE ITSELF OFFERS A WIDE RANGE OF AMENITIES, INCLUDING A CO-OP, POST OFFICE, PUBS AND RESTAURANTS, DOCTORS' SURGERY, CHEMIST, DENTIST, AND A WELL-REGARDED PRIMARY SCHOOL.

THE PROPERTY ALSO BENEFITS FROM BEING SOLD WITH NO UPWARD CHAIN, PROVIDING BUYERS WITH ADDED PEACE OF MIND.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 99 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

sales@lesleygreaves.co.uk