



LESLEY  
GREAVES  
Estate Agents



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# £450,000

GUIDE PRICE

ORCHARD CLOSE  
BURTON JOYCE

- IMMACULATELY PRESENTED
- EXPANSIVE KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- SOUTH FACING GARDEN
- GARAGE & DRIVEWAY
- EPC D



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## Beautifully Presented Detached Dormer Bungalow

A BEAUTIFULLY PRESENTED DETACHED DORMER BUNGALOW IN A HIGHLY DESIRABLE LOCATION. THIS HOME OFFERS VERSATILE AND ACCOMMODATION ACROSS BOTH FLOORS, IDEAL FOR BUYERS SEEKING FLEXIBLE LIVING SPACE.

THE GROUND FLOOR INCLUDES A DOUBLE BEDROOM AND SHOWER ROOM, CATERING TO THOSE LOOKING FOR SINGLE-LEVEL LIVING. UPON ENTERING, YOU ARE GREETED BY A WELCOMING HALLWAY THAT IMMEDIATELY SHOWCASES THE HIGH STANDARD OF PRESENTATION THROUGHOUT. FROM HERE, YOU CAN ACCESS THE DOWNSTAIRS CLOAKROOM, LOUNGE, THIRD BEDROOM, AND THE IMPRESSIVE KITCHEN/DINER.

THE LOUNGE IS FLOODED WITH NATURAL LIGHT WITH WINDOWS OVERLOOKING THE FRONT AND SIDE, AND A FEATURE FIREPLACE CREATES A COZY FOCAL POINT. THE EXPANSIVE KITCHEN/DINER IS EQUIPPED WITH AMPLE STORAGE, INCLUDING A DOUBLE OVEN, MICROWAVE, PLATE WARMER, WINE CHILLER, AND A FOUR-RING INDUCTION HOB WITH AN ADDITIONAL GAS BURNER. THERE'S ALSO AN INTEGRATED DISHWASHER, FRIDGE AND FREEZER. THE CENTRAL ISLAND OFFERS EXTRA STORAGE AND WORKTOP SPACE, WHILE THE BREAKFAST BAR IS PERFECTLY PLACED TO ENJOY VIEWS OF THE STUNNING SOUTH-FACING GARDEN. THE DINING AREA INCLUDES ADDITIONAL STORAGE AND FRENCH DOORS OPENING ONTO THE GARDEN, MAKING INDOOR-OUTDOOR LIVING EFFORTLESS. AN INNER HALLWAY PROVIDES FURTHER ACCESS TO THE GARDEN, ALONG WITH A UTILITY ROOM AND A CONVENIENT GROUND-FLOOR SHOWER ROOM.

UPSTAIRS, THE FIRST FLOOR OFFERS TWO GENEROUS DOUBLE BEDROOMS, BOTH WITH BUILT-IN WARDROBES. A MODERN SHOWER ROOM, FEATURING A CONCEALED CISTERN TOILET AND VANITY UNIT, AND A SPACIOUS SHOWER ENCLOSURE, SERVES THE UPPER FLOOR. A ROOF LIGHT BRINGS NATURAL LIGHT TO THE LANDING, WHICH ALSO BENEFITS FROM A HANDY STORAGE CUPBOARD.

EXTERNALLY, THE DRIVEWAY OFFERS AMPLE PARKING AND LEADS TO A SINGLE GARAGE WITH AN ELECTRIC DOOR. THE BEAUTIFULLY LANDSCAPED, SOUTH-FACING REAR GARDEN WRAPS AROUND THE PROPERTY, FEATURING LAWNED AREAS AND MULTIPLE PATIOS, PERFECT FOR OUTDOOR ENTERTAINING. A CHARMING SUMMER HOUSE WITH UNDERFLOOR HEATING, POWER, WIFI CONNECTION AND LIGHTING OFFERS A VERSATILE SPACE FOR A HOME OFFICE.

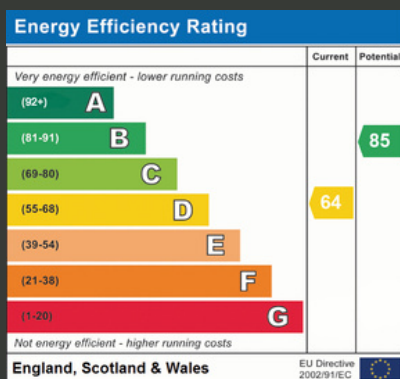
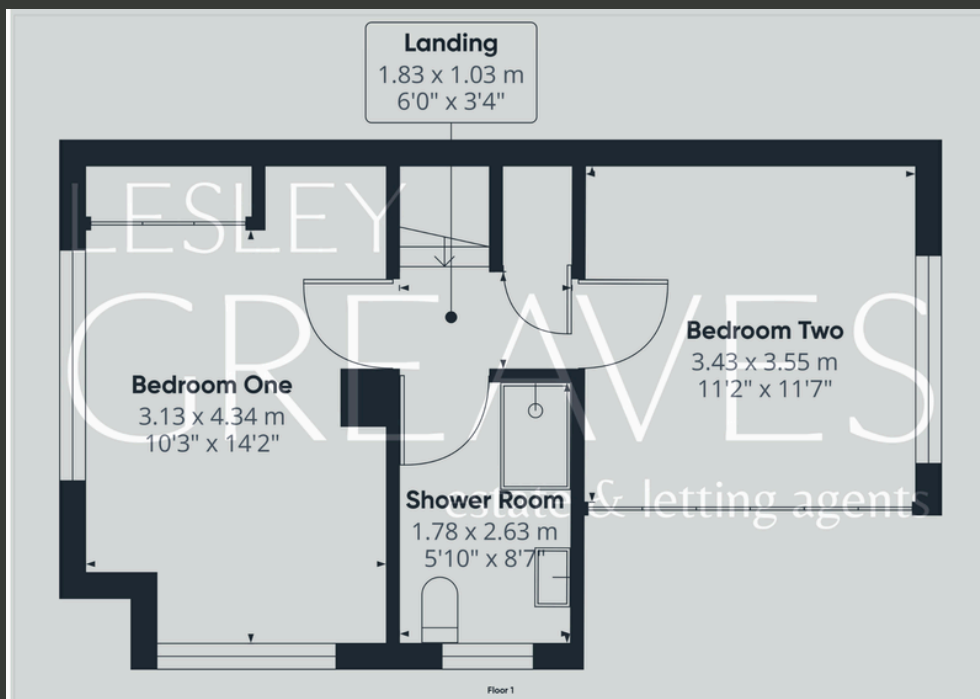
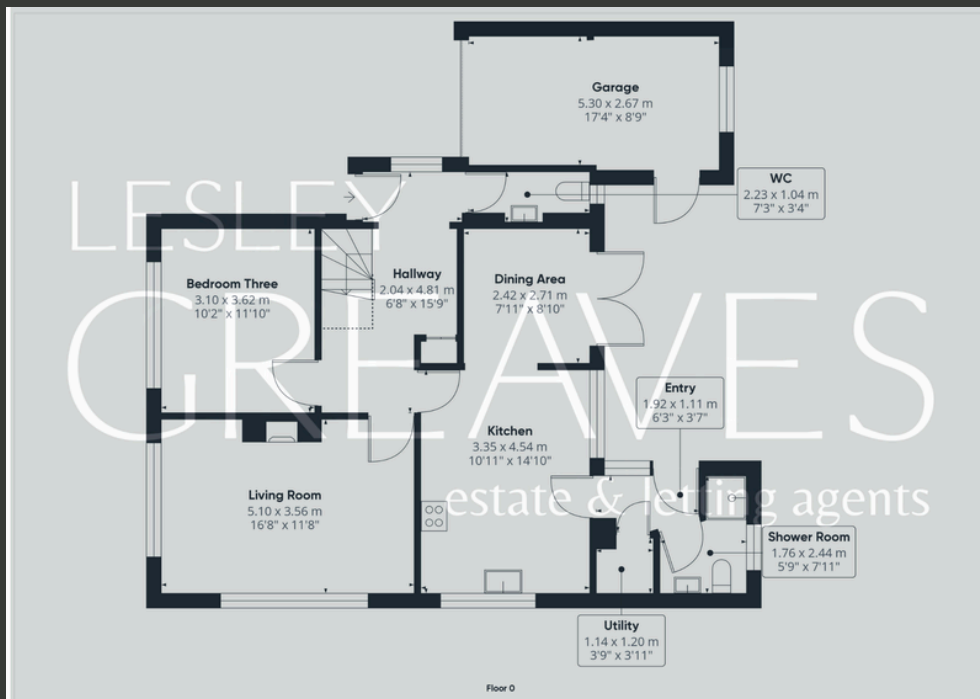
PLANNING PERMISSION HAS BEEN GRANTED FOR A GARAGE CONVERSION WITH NEW PITCHED ROOF. EXPIRES 11TH NOVEMBER 2025. PLEASE SEE WEBSITE FOR MORE DETAILS.

BURTON JOYCE IS A HIGHLY-REGARDED, SOUGHT-AFTER VILLAGE SITUATED ON THE RIVER TRENT OFFERING AN ENVIABLE RANGE OF AMENITIES.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 116 SQ METERS







# Lesley Greaves Estate & Lettings Agents

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