



£340,000

CHURCH ROAD
BURTON JOYCE

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING
- DOWNSTAIRS WC
- MODERN KITCHEN
- FRONT AND SIDE GARDEN
- EPC D



Traditional Three-Bedroom Semi-Detached Home with No Chain

THIS CHARMING, TRADITIONAL "KEY HOLE" STYLE SEMI-DETACHED HOME, OFFERED WITH NO CHAIN, IS IDEALLY LOCATED NEAR THE CENTER OF BURTON JOYCE, A HIGHLY DESIRABLE VILLAGE KNOWN FOR ITS EXCELLENT AMENITIES AND CONVENIENT LINKS TO NOTTINGHAM CITY CENTRE.

THE WELL-PRESENTED ACCOMMODATION WELCOMES YOU THROUGH AN INVITING OPEN ENTRANCE PORCH, LEADING INTO A BRIGHT HALLWAY WITH A CONVENIENT DOWNSTAIRS WC, STAIRS TO THE FIRST FLOOR, AND DOORS TO THE SPACIOUS KITCHEN AND DINING/LIVING ROOM AREAS.

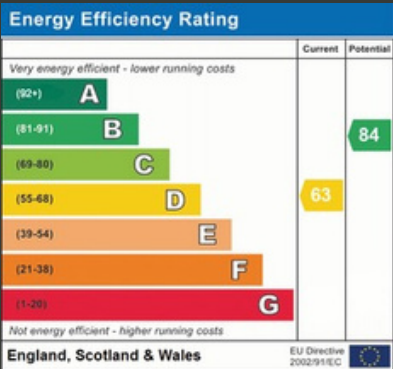
THE MODERN KITCHEN PROVIDES GENEROUS STORAGE OF WALL AND BASE UNITS, ALONGSIDE A DESIGNATED SPACE FOR A FRIDGE/FREEZER. THE CENTRAL AREA SERVES AS BOTH A COOKING ZONE, EQUIPPED WITH A BUILT-IN ELECTRIC OVEN AND HOB AND ADDITIONAL WORKSPACE. A THOUGHTFULLY DESIGNED UTILITY AREA OFFERS SPACE FOR A WASHING MACHINE AND TUMBLE DRYER, WITH BUILT- IN POWER, WATER, AND DRAINAGE CONNECTIONS. THE KITCHEN FLOWS EFFORTLESSLY INTO AN OPEN-PLAN DINING/LIVING AREA, WHERE PATIO DOORS OPEN ONTO THE REAR GARDEN PERFECT FOR EVERYDAY LIVING AND ENTERTAINING.

ON THE FIRST FLOOR, YOU'LL FIND THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO DOUBLES AND ONE SINGLE, AS WELL AS A CONTEMPORARY BATHROOM WITH A SEPARATE SHOWER CUBICLE FEATURING A DIGITAL STEAM ROOM.

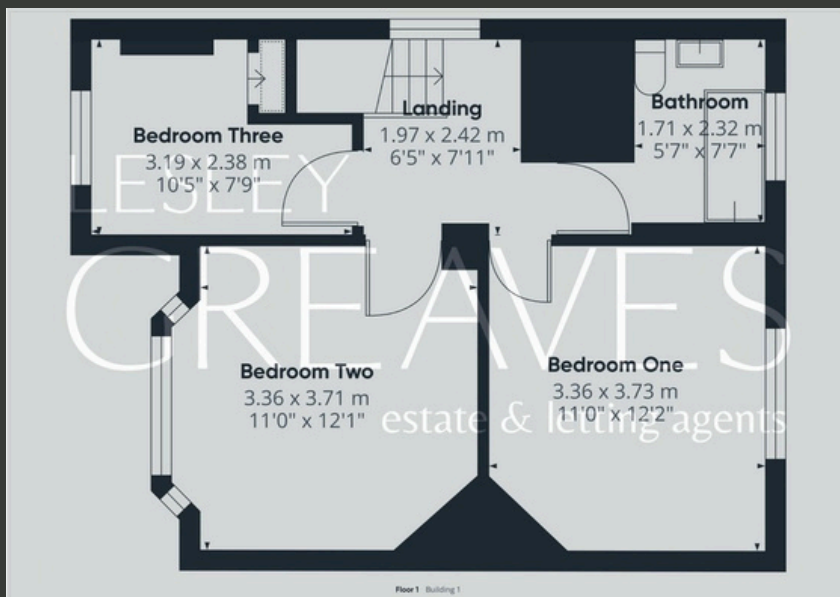
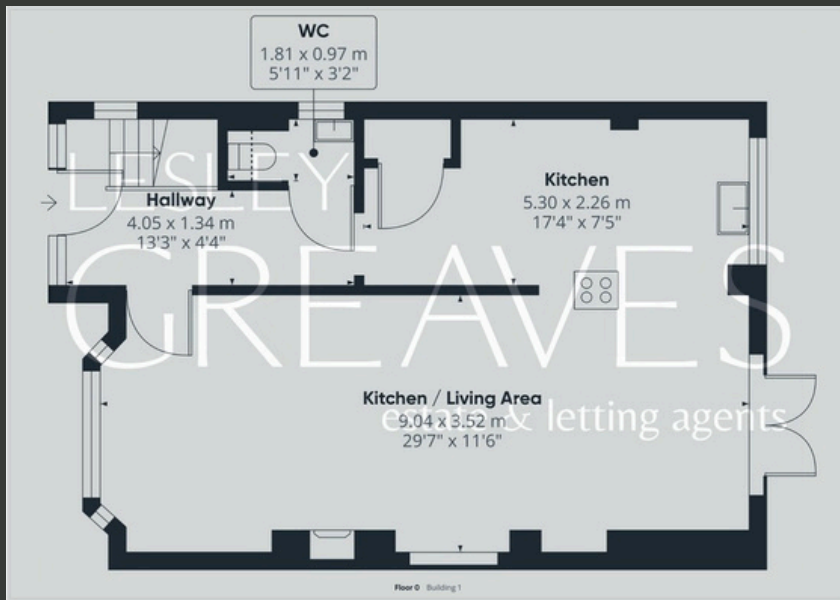
OUTSIDE, THE PROPERTY BOASTS A FRONT AND SIDE GARDEN, ALONG WITH A LOW-MAINTENANCE REAR GARDEN. A VERSATILE STORAGE ROOM ALSO ENHANCES PRACTICALITY AND FLEXIBILITY.

SET ALONG THE RIVER TRENT, BURTON JOYCE OFFERS A SELECTION OF AMENITIES, INCLUDING A CO-OP, POST OFFICE, PUBS, RESTAURANTS, MEDICAL FACILITIES, AND A PRIMARY SCHOOL. THE VILLAGE ALSO ENJOYS BOTH RAIL AND DIRECT BUS ROUTES INTO NOTTINGHAM.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 104 SQ METERS







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