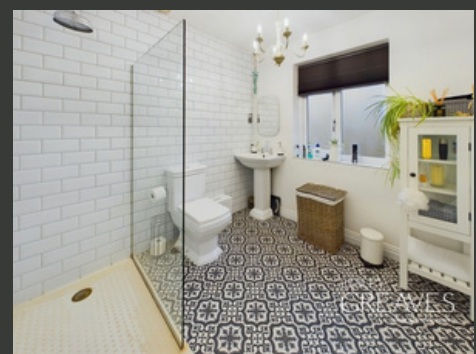




£330,000

CHURCH ROAD
BURTON JOYCE

- SEMI-DETACHED HOME
- THREE BEDROOMS
- LOUNGE/DINER
- GARDEN ROOM
- MODERN FITTED KITCHEN
- GARAGE
- EPC D



Traditional Three-Bedroom Semi-Detached Family Home

NESTLED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF BURTON JOYCE, THIS CHARMING 'KEYHOLE' STYLE SEMI-DETACHED HOME OFFERS A PERFECT BLEND OF TRADITIONAL CHARACTER AND MODERN COMFORT. RENOWNED FOR ITS FAMILY-FRIENDLY AMENITIES AND EXCELLENT SCHOOLS, BURTON JOYCE IS AN IDEAL LOCATION FOR FAMILIES AND PROFESSIONALS ALIKE.

THE PROPERTY FEATURES WELL-PRESENTED ACCOMMODATION, BEGINNING WITH AN ENCLOSED PORCH LEADING INTO A WELCOMING ENTRANCE HALL AND A SPACIOUS LOUNGE/DINER. THE MODERN BREAKFAST KITCHEN, COMPLETE WITH A STYLISH BREAKFAST BAR, IS EQUIPPED WITH A STAINLESS STEEL DOUBLE OVEN, EXTRACTOR FAN, CERAMIC HOB, AND AMPLE SPACES FOR A FRIDGE FREEZER, DISHWASHER, AND WASHING MACHINE. FROM THE KITCHEN, STEP INTO A VERSATILE GARDEN ROOM FEATURING STYLISH BI-FOLD WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT AND SEAMLESSLY CONNECT THE INDOORS WITH THE OUTDOORS.

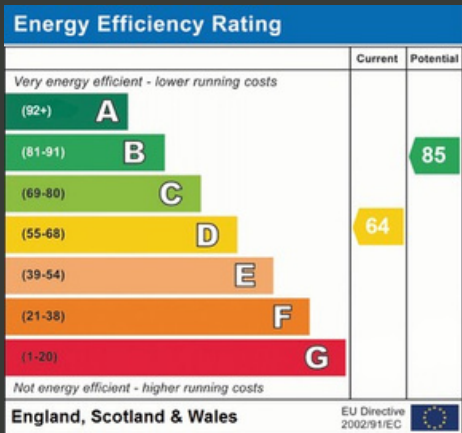
UPSTAIRS, A GENEROUSLY SIZED LANDING LEADS TO TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM, ALL SERVICED BY A CONTEMPORARY SHOWER ROOM.

EXTERNALLY, THE PROPERTY BOASTS A FRONT GARDEN AND A LOW- MAINTENANCE REAR GARDEN WITH GATED ACCESS TO A DETACHED GARAGE. THE GARAGE, COMPLETE WITH POWER AND LIGHTING, IS ACCESSIBLE VIA A DRIVEWAY AT THE REAR.

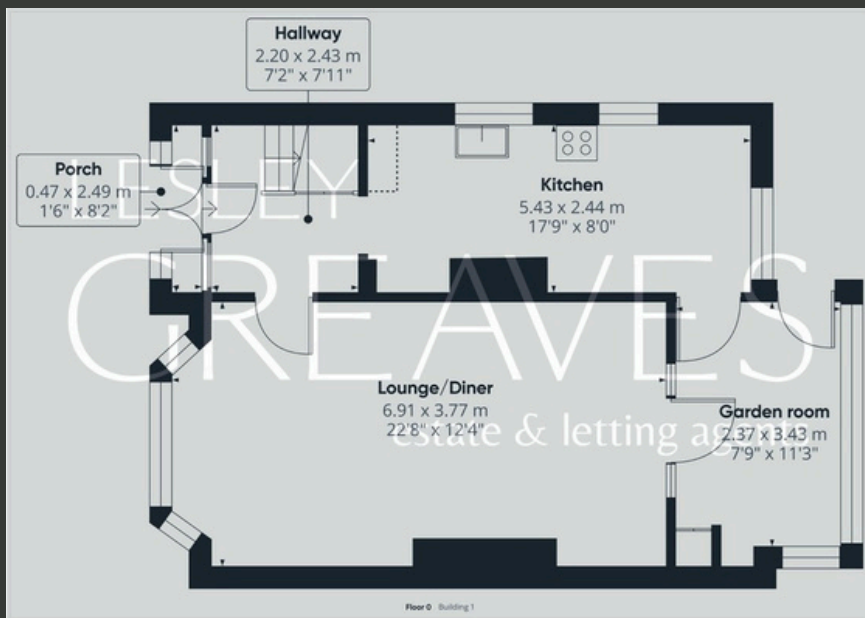
BURTON JOYCE IS A PICTURESQUE VILLAGE ON THE RIVER TRENT, OFFERING CONVENIENT RAIL AND DIRECT BUS LINKS TO NOTTINGHAM CITY CENTRE. THE VILLAGE PROVIDES A RANGE OF AMENITIES, INCLUDING A CO-OP, POST OFFICE, PUBS AND RESTAURANTS, A DOCTORS’ SURGERY, CHEMIST, DENTIST, AND A HIGHLY REGARDED PRIMARY SCHOOL.

THIS PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY TO ENJOY VILLAGE LIVING WITH MODERN CONVENIENCES.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; RUSHCLIFFE BOROUGH COUNCIL
- MEASUREMENTS; 106 SQ METERS







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