



£725,000-£750,000

GUIDE PRICE

CRAGMOOR ROAD
BURTON JOYCE

- DETACHED TRADITIONAL HOME
- OPEN PLAN CONTEMPARY KITCHEN
- THREE RECEPTION ROOMS
- CONSERVATORY
- FOUR BEDROOMS
- TWO ENSUITES
- EPC E



Immaculately Presented Detached Period Home in a Sought-After Location

WE ARE DELIGHTED TO PRESENT TO THE MARKET THIS BEAUTIFULLY MAINTAINED, DETACHED PERIOD HOME, OFFERING GENEROUS ACCOMMODATION ON AN ATTRACTIVE, ESTABLISHED PLOT. RETAINING MUCH OF ITS ORIGINAL CHARM, INCLUDING PICTURE RAILS AND PERIOD DOORS, THE PROPERTY HAS BEEN THOUGHTFULLY MODERNISED WITH A CONTEMPORARY KITCHEN AND TASTEFUL DÉCOR THROUGHOUT.

UPON ARRIVAL, A SPACIOUS DRIVEWAY PROVIDES AMPLE PARKING ALONGSIDE A LARGE DOUBLE GARAGE WITH ADDITIONAL STORAGE. THE STUNNING REAR GARDEN, FEATURING PATIO AREAS AND A CHARMING SUMMERHOUSE, CREATES A TRANQUIL SETTING FOR THIS SUBSTANTIAL FAMILY HOME.

ENTERING THE PROPERTY THROUGH AN OPEN PORCH, YOU ARE WELCOMED INTO A WELL-PROPORTIONED ENTRANCE HALL FEATURING AN ATTRACTIVE STAIRCASE TO THE FIRST FLOOR AND A CONVENIENT DOWNSTAIRS WC. THE GROUND FLOOR IMPRESSES WITH ITS SPACIOUS LAYOUT, OFFERING THREE MAIN RECEPTION ROOMS AND A CONSERVATORY. AT THE HEART OF THE HOME IS AN EXPANSIVE OPEN-PLAN KITCHEN, COMPLETE WITH AN ISLAND, TWO DOUBLE OVENS ONE BEING A STEAM OVEN, FULL INTEGRATED APPLIANCES AND AMPLE STORAGE IDEAL FOR MODERN LIVING. PATIO DOORS LEAD DIRECTLY TO THE REAR GARDEN, SEAMLESSLY BLENDING INDOOR AND OUTDOOR SPACES.

UPSTAIRS, THERE ARE FOUR GENEROUSLY SIZED BEDROOMS. THE MASTER BEDROOM BENEFITS FROM BUILT-IN FURNITURE AND EN-SUITE, WHILE BEDROOM TWO ALSO FEATURES AN ADDITIONAL EN-SUITE. A WELL-PROPORTIONED FAMILY BATHROOM SERVES THE REMAINING BEDROOMS.


SITUATED WITHIN WALKING DISTANCE OF THE HEART OF THIS HIGHLY SOUGHT-AFTER BURTON JOYCE VILLAGE, THE PROPERTY ENJOYS EASY ACCESS TO A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, POST OFFICE, PUBS, PRIMARY SCHOOL, DENTAL AND MEDICAL PRACTICES, AS WELL AS EXCELLENT ROAD AND RAIL LINKS.

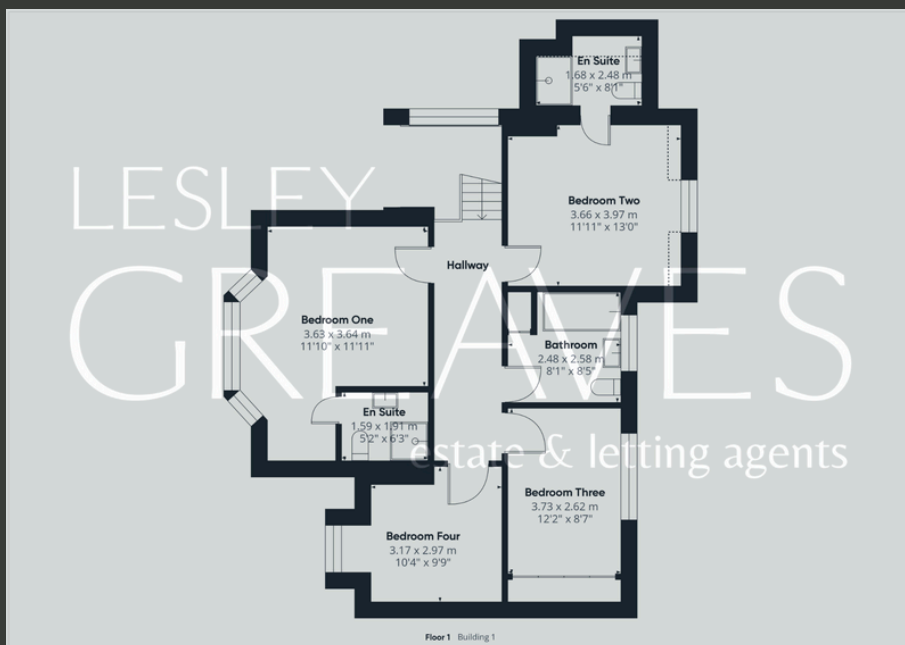
VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE BOTH THE LOCATION AND THE EXCEPTIONAL ACCOMMODATION ON OFFER.

- FREEHOLD
- COUNCIL TAX; BAND F
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 214 SQ METERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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