





Guide Price £465,000

Nottingham Road
Burton Joyce
Nottingham
Nottinghamshire
NG14 5BD

EPC Rating 'E'

Guide Price *£465,000 - £500,000 * Immaculately presented detached house located within the much sought after area of Burton Joyce. In brief, the accommodation comprises an entrance hallway, living room, kitchen / dining room, playroom / study / bedroom six with en-suite to the ground floor. A family bathroom and five bedrooms (bedroom three and four having Jack n Jill en-suite) complete the first floor. There is a horseshoe driveway providing ample parking and a large garage to the front and well established rear garden with orchard / possible building plot to the rear. Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.





COMPOSITE DOOR TO-

ENTRANCE HALL

Half w ooden paneled walls, original cast iron radiator, stripped wood flooring, storage cupboard, stairs to upstairs accommodation and doors to living room and kitchen, alarm and under stairs storage cupboard.

KITCHEN DINING ROOM

12' 10" x 27' 7" into bay window (3.93m x 8.42m)

With a fitted range of wall and base units, laminate work surfaces, space for;- a range oven, fridge freezer and dishwasher. Stainless steel sink with mixer tap, metro tiled splash backs, utility area with spaces for a washing machine and dryer, radiator, original cast iron radiator, laminate flooring, original open fire, picture rail to dining area, uPVC double glazed window and uPVC double glazed bay window

PLAYROOM/ STUDY/ BEDROOM

20' 5" x 7' 5" (6.23m x 2.28m)

uPVC double glazed window to the front, Velux window and spotlights to the ceiling, radiator and door to-

EN SUITE

Three piece suite comprising a low level WC, pedestal sink with mixer tap, shower enclosure with electric shower, fully tiled walls, storage cupboard, chrome towel rail and a uPVC double glazed window to the rear.

LIVING ROOM

19' 6" into bay x 11' 10" (5.96m x 3.63m)

uPVC double glazed bay window to the front, uPVC double glazed French doors to the rear, feature fireplace with surround and stone mantle, and two original cast iron radiators.

LANDING

Gallery landing with original stained glass window to the side, doors to family bathroom and five bedrooms. Loft hatch to the ceiling.

MASTER BEDROOM

17' 3" into bay window x 11' 3" (5.26m x 3.43m)

uPVC double glazed bay window to the front and cast iron radiator.

BEDROOM TWO

10' 11" into bow x 12' 0" to widest point (3.33m x 3.66m)

uPVC double glazed bow window to the front, spotlights to the ceiling and a cast iron radiator.

BEDROOM THREE

11' 11" x 8' 3" (3.64m x 2.52m)

uPVC double glazed window to the rear, radiator and a door to-

JACK N JILL EN SUITE

Show er room comprising a low level WC, floating sink with mixer tap, shower enclosure with mains fed shower, designer radiator and spotlights to the ceiling. Door to-

BEDROOM FOUR

11' 0" into bay x 7' 3" (3.37m x 2.23m)

uPVC double glazed bay window to the front and an original cast iron radiator.

BEDROOM FIVE

10' 6" x 7' 11" (3.22m x 2.42m)

uPVC double glazed window to the rear, original cast iron radiator and a storage cupboard.

FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal wash hand basin, corner bath with electric shower, partially tiled walls, vinyl flooring, chrome towel rail and dual aspect uPVC double glazed windows to the side.

OUTSIDE

To the front of the property there is a horseshoe driveway with laid to lawn garden. To the rear there is an enclosed 'L' shaped garden with an orchard with apple, pear and plum trees. There are also two seating areas and two outhouses, one with WC. The plot at the back of the garden could potentially be converted to a building plot, subject to the relevant planning permission.

LARGE GARAGE

20' 2" x 11' 8" (6.15m x 3.56m)

Up and over door, power and lighting and wall mounted Worcester Condensing boiler.



Tenure: Freehold

Council Tax Band E

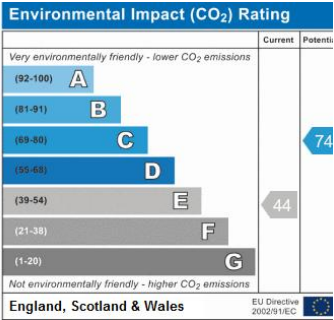
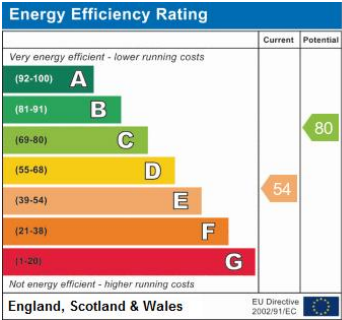
Local Authority: Gedling Borough Council

Property Directions:

From Burton Joyce village proceed towards Nottingham along Church Road which merges with Nottingham Road. The property can be found on the right hand side clearly identified by our for sale board.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 5/2020



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