





Guide Price £400,000-£425,000

Chestnut Grove
Burton Joyce
Nottingham
NG14 5DN

EPC Rating 'E'

Period property boasting period features and conveniently located centrally to all amenities of Burton Joyce along with countryside walks on your door step. In brief the generously proportioned accommodation spans three floors and briefly comprises an entrance vestibule, hallway, open plan lounge/diner with bay window and living flame inset gas fire, open plan kitchen/diner/conservatory and utility room/WC to the ground floor. To the first floor is a four piece modern four piece bathroom, five bedrooms with an en-suite shower room to the master bedroom. To the second floor is an attic room with a permanent staircase. Accessed via electric double gates at the front is block paved parking for multiple vehicles and to the rear is a lawn garden, shed/work shop and two summer houses, one of which is home to a home tub. 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. Viewings are highly recommended to appreciate the size of accommodation on offer.



UPVC DOUBLE GLAZED DOUBLE DOORS TO:-

VESTIBULE

Tiled floor and a door to:-

ENTRANCE HALL

Stairs to the first floor, radiator, laminate flooring, doors to the lounge/diner and to the kitchen/diner.

LOUNGE/DINER

27' 9" into bay x 13' 11" to the maximum and back of chimney breast (8.47m x 4.26m narrowing to 3.5 uPVC double glazed walk in bay window to the front, radiator, laminate flooring, insert modern living flame gas fire, coving to the ceiling, feature glass blocks and a door to:-

KITCHEN/DINER/CONSERVATORY

19' 5" x 18' 11" maximum measurements (5.92m x 5.77m) White modern units with a composite work surface incorporating a breakfast bar, one and a half bowl under counter sink units with a stainless steel mixer tap. Fitted microwave, oven, gas hob and a stainless steel extractor hood. Spaces for a fridge/freezer, inset spot lights, tiled floor, double glazed windows to the rear and side with double doors on to the rear garden. Door from kitchen area to:-

UTILITY ROOM/WC

8' 1" to the back of the units x 5' 2" (2.48m x 1.60m) Fitted units housing the hot water cylinder and a work surface with space below for a washing machine. Wall mounted boiler, low level WC and wash hand basin within a vanity unit, tiled splash backs, tiled floor and uPVC double glazed opaque windows to the rear.

FIRST FLOOR

LANDING

Skylight, doors to four bedrooms, occasional bedroom/study and to:-

BATHROOM

Modern refitted suite comprising a high level WC, two wash hand basins, roll top bath with a mixer shower attachment and separate shower cubicle with a mains fed shower. Tiled splash backs, tiled floor, inset spot lights, extractor, towel rail radiator and a uPVC double glazed opaque window to the front.

MASTER BEDROOM

13' 5" to the front of the wardrobes x 12' 3" (4.10m x 3.74m) uPVC double glazed windows to the front, radiator, fitted wardrobes and a door to:-

EN-SUITE

Modern suite comprising a low level WC and wash hand basin within vanity unit, shower cubicle with a mains fed shower, electric shaver point, chrome heated towel rail, extractor, inset spot lights and a uPVC double glazed opaque window to the side.

BEDROOM THREE

10' 2" to the back of the chimney breast x 12' 4" (3.11m x 3.78m) uPVC double glazed windows to the front and a radiator.

BEDROOM TWO

13' 1" x 7' 1" to the front of the wardrobe (3.99m x 2.16m) uPVC double glazed window to the rear, radiator, laminate flooring and fitted wardrobes.

BEDROOM FOUR

11' 8" x 9' 5" (3.57m x 2.88m) uPVC double glazed window to the rear and a radiator.

OCCASSIONAL BEDROOM/STUDY

15' 7" x 8' 1" plus recess (4.77m x 2.48m) uPVC double glazed windows to the rear, radiator and stairs to the second floor.

SECOND FLOOR ATTIC ROOM

28' 10" x 11' 10" reduced head height of 0.92m (8.81m x 3.63m) Double glazed Velux windows to the rear and side, radiator and storage into the eaves.

OUTSIDE

To the front of the property, accessed via electric double gates, is block paved parking for multiple vehicles. To the rear is a block paved patio area, lawn garden, summer house, shed/work shop and another outhouse complete with hot tub.

GARAGE

25' 0" x 15' 2" (7.63m x 4.63m) Electric double doors to the front and rear, uPVC double glazed opaque door to the front and door to the rear, power and lighting.

SUMMER HOUSE WITH HOT TUB

12' 6" x 12' 6" (3.82m x 3.82m) Double glazed Velux windows, window to the side, window and door to the front, veranda at the front, hot tub, TV, power and lighting.

SUMMERHOUSE

9' 10" x 9' 6" (3.27m x 2.91m) Windows to both sides, double doors to the front, power, lighting and laminate flooring,

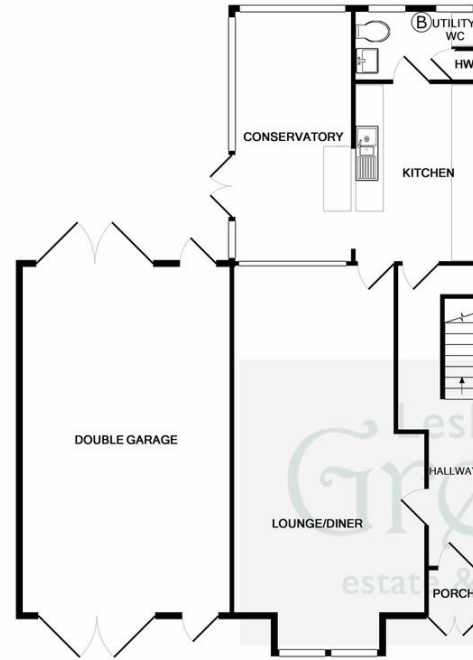
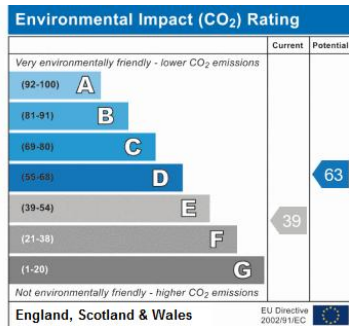
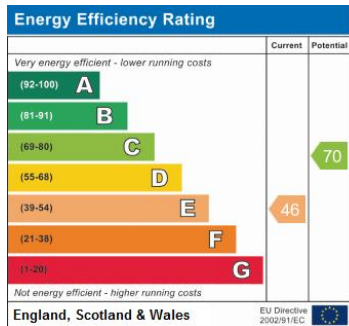
Tenure: Freehold

Council Tax Band: D

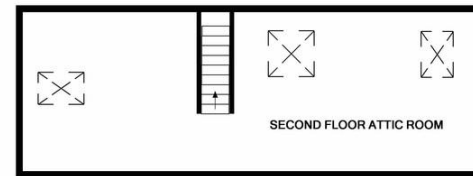
Local Authority: Gedling Borough Council

Property Directions:

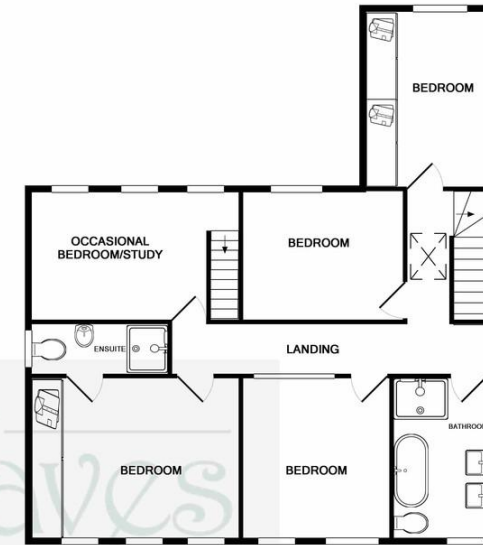
From Burton Joyce turn left onto Church Road and take the first left hand turn onto Chestnut Grove where the property can be found on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 1184 SQ.FT.
(110.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 955 SQ.FT.
(88.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2532 SQ.FT. (235.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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