



Offers Over £425,000 Freehold

210 NOTTINGHAM ROAD | BURTON JOYCE | NOTTINGHAM | NG14 5BD

**BuckleyBrown**  
ESTATE AGENTS

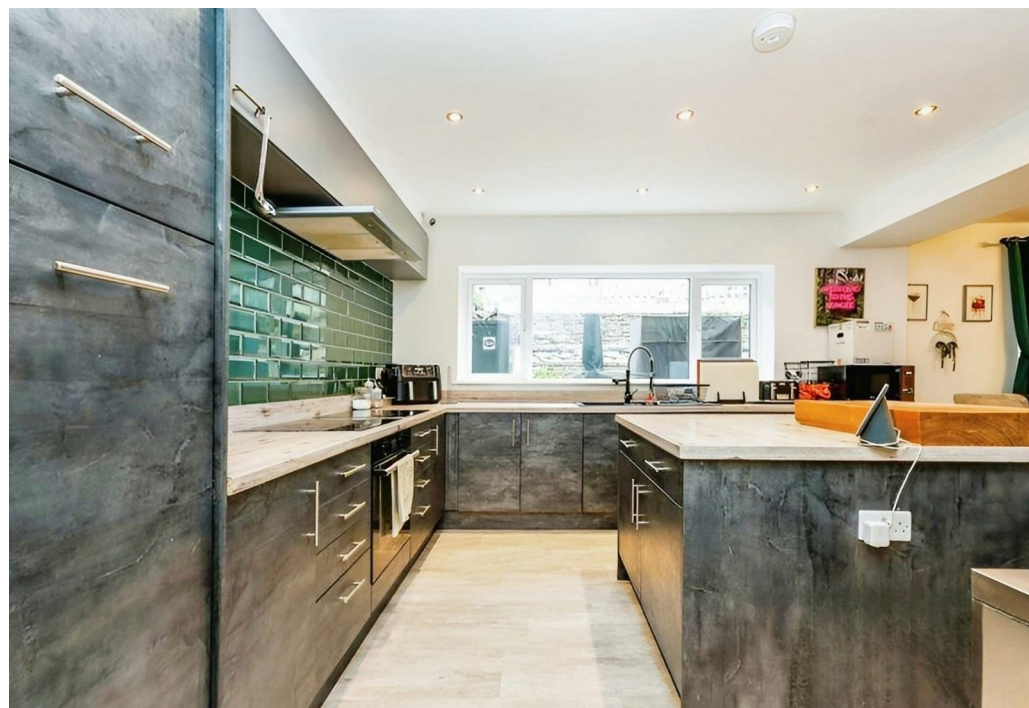
We are thrilled to bring to market, this charming and spacious four bedroomed, extended detached home which is located in the desirable village of Burton Joyce. Offering generous living space and contemporary features, the property is ideal for families seeking comfort, convenience and a spacious layout.

As you enter the property you will be welcomed into the entrance hallway from here you will gain access to the living room. This room has a colossal amount of space and benefits from patio doors that lead to the rear garden. The Kitchen diner is the heart of the home with ample amount of space, modern units and countertops, two induction hobs and hosts a beautiful center island. This really is the perfect space for hosting friends and family with the added delight of the dining space with another set of patio doors giving views over the garden. There is a large utility room giving space for the further essential appliances and a handy downstairs cloakroom.

On the first floor you will find the beautiful master bedroom which has the luxury of a dressing area and its very own en-suite. The property boasts three more well-proportioned bedrooms all benefiting from ample natural light and ready for new owners to put their own stamp on them. In addition to the ensuite, the property includes a spacious family bathroom with contemporary fittings comprising a bath and shower cubicle.

To the rear the property features a lovely tiered garden, perfect for outdoor living which offers various seating areas, lawns, and mature shrubs, creating a tranquil retreat for gardening, play, and entertaining. You also get beautiful views over Burton Joyce! To the front you will find ample off street parking.

This property has been lovingly renovated by the current owners and it must be seen to be appreciated!





**Entrance Hall**  
Giving access to;

**Living Room 12'0" x 37'3"**  
With window to front elevation and patio doors to the rear garden.

**Kitchen Diner 14'4" x 25'1"**  
Complete with a range of modern matching wall and base units, complimentary work-surface over, one and a half bowl sink with mixer tap over, two induction hobs, integrated oven with extractor fan over, integrated dishwasher, patio doors leading outside and window to rear elevation.

**Utility Room 10'0" x 8'7"**  
with door leading outside and window to front elevation.

**Downstairs Cloakroom 4'11" x 3'1"**  
Complete with low flush wc and wash hand basin.

### First Floor

**Master Bedroom 12'10" x 22'0"**  
With window to front elevation and access to;

**En-Suite 7'10" x 6'10"**  
Complete with a walk in shower, wc, hand wash basin and window to rear elevation.

**Bedroom Two 11'11" x 11'10"**  
With window to rear elevation.

**Bedroom Three 9'9" x 12'2"**  
With window to front elevation.

**Bedroom Four 9'0" x 10'4"**  
With window to front elevation.

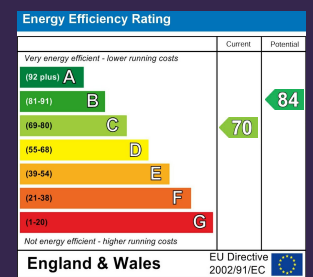
**Bathroom 10'11" x 8'11"**  
Complete with a shower cubicle, bath, WC, vanity sink, tiled walls and floors, heated towel rail and window to rear elevation.

### Outside

To the front of the property you will find a driveway providing off street parking. To the rear of the property you will find a private tiered garden which offers various seating areas, lawns, and mature shrubs, creating a tranquil retreat for gardening, play, and entertaining!



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



210 NOTTINGHAM ROAD  
BURTON JOYCE  
NOTTINGHAM  
NG14 5BD



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.