



**DavidJames**  
the estate agent

**Covert Close, Burton Joyce, Nottingham, NG14 5BX**

**Guide Price £300,000**



# About This Property

GUIDE PRICE £300,000-£325,000. A wonderful opportunity to acquire a 3 bedroom detached bungalow offered to the market with no upward chain and presenting a dream project for those wanting to put their own stamp on a property with huge potential! The property occupies a generous plot set within a cul-de-sac in the highly sought after village of Burton Joyce with excellent walks available along the nearby River Trent on top of fantastic local pubs and nearby shopping amenities. The accommodation comprises a hallway which has useful in-built storage with access then through to both the spacious lounge and separate dining room, the kitchen has a range of fitted units, in-built storage and space for freestanding appliances. The 3 bedrooms are complemented by a shower room which is currently fitted with a 3-piece white suite which includes an open walk-in shower cubicle with an electric shower. Outside, the generous established gardens must be viewed to be fully appreciated and are well-stocked with the lawned rear garden also enjoying a feature patio seating area. A gated driveway provides off-street parking as well as access to the detached garage which also benefits from a side pedestrian door. A truly unique opportunity and a superb village location, a viewing is highly recommended!



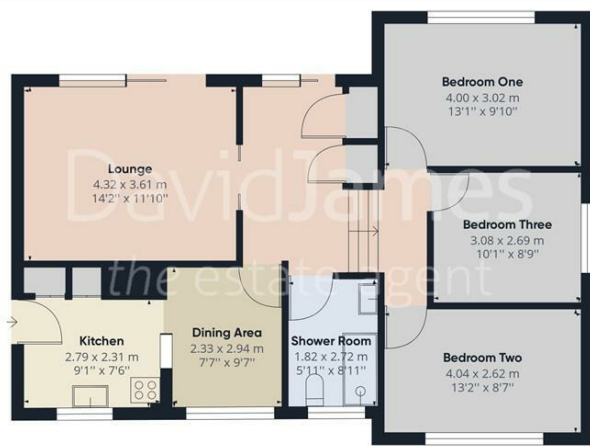
- Detached bungalow sold with no upward chain
- 3 good-sized bedrooms
- Hallway with useful in-built storage
- Spacious lounge with separate dining room
- Kitchen with a range of units, space for appliances and in-built storage
- Shower room with walk-in open cubicle and white suite
- Generous established plot with lawned gardens
- Gated driveway and garage provide parking
- Highly sought after cul-de-sac and village location
- Fantastic project with huge potential



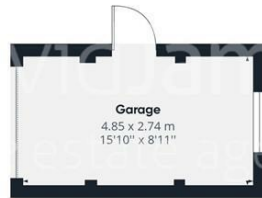








Floor 0 Building 1



Floor 0 Building 2

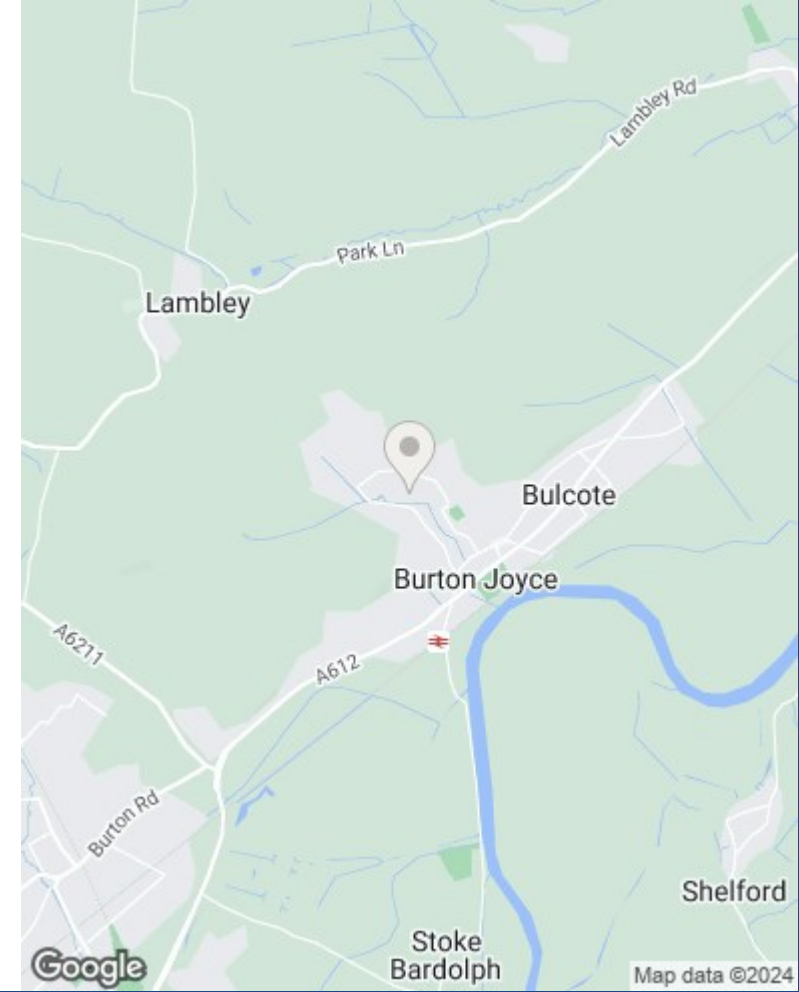


Approximate total area<sup>(1)</sup>  
93.88 m<sup>2</sup>  
1010.49 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: D**  
**Gedling Borough Council**  
**Freehold**

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