



DavidJames
the estate agent

Kingfisher Road, Burton Joyce, Nottingham, NG14 5HP

£330,000

About This Property

Welcome to this modern detached family home, immaculately presented throughout and a testament to the current owners! Located on the sought-after Rivendell development, this property sits just a short walk from Rivendell Flying High Academy school, Aldi and the fantastic nearby Eco Park and Netherfield Lagoons whilst within easy reach of the nearby Victoria Retail Park and Nottingham City Centre.

Upon entering, you are greeted by an inviting entrance hall which includes a refitted cloakroom/WC and the panel for the burglar alarm system.

The good-sized lounge provides a perfect space to unwind and overlooks the front of the house whilst the superb open plan family dining kitchen space to the rear serves as the heart of the home and incorporates a sitting area with French doors, space for a dining table and chairs and a beautiful modern fitted kitchen with granite worktops and integrated appliances. These include an electric oven, gas hob with extractor, fridge/freezer, dishwasher and a washer/dryer. Additionally, there is access to a useful pantry/store.

The first floor boasts four well-proportioned bedrooms. The main bedroom features fitted sliding mirrored-door wardrobes and an en-suite shower room whilst the modern family bathroom includes a three-piece suite with a towel radiator and an over-bath Mira electric shower.

The outside space is equally impressive with a superb southerly-facing landscaped garden, which consists of a manicured lawn, planting borders and an initial covered patio seating area - great for relaxing or entertaining guests. Additional benefits include access to external power, a water tap, a summerhouse and a detached cabin equipped with plenty of power sockets, lighting and electric heaters, making it a versatile hobby or reception space.

To the front, a double driveway offers the convenience of off-street parking and access to the integral garage, which also has power points.

- Modern detached family home
- Immaculately-presented throughout
- Situated on the sought-after Rivendell development
- A short walk from shops, supermarkets and Rivendell Flying High Academy School
- Good-sized lounge
- Stunning open plan family dining kitchen with integrated appliances
- Four first floor bedrooms (main bedroom with an en-suite)
- Modern bathroom with a white suite and an electric Mira shower
- Beautiful southerly-facing landscaped garden with a versatile cabin outbuilding
- Double driveway provides parking and access to the integral garage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

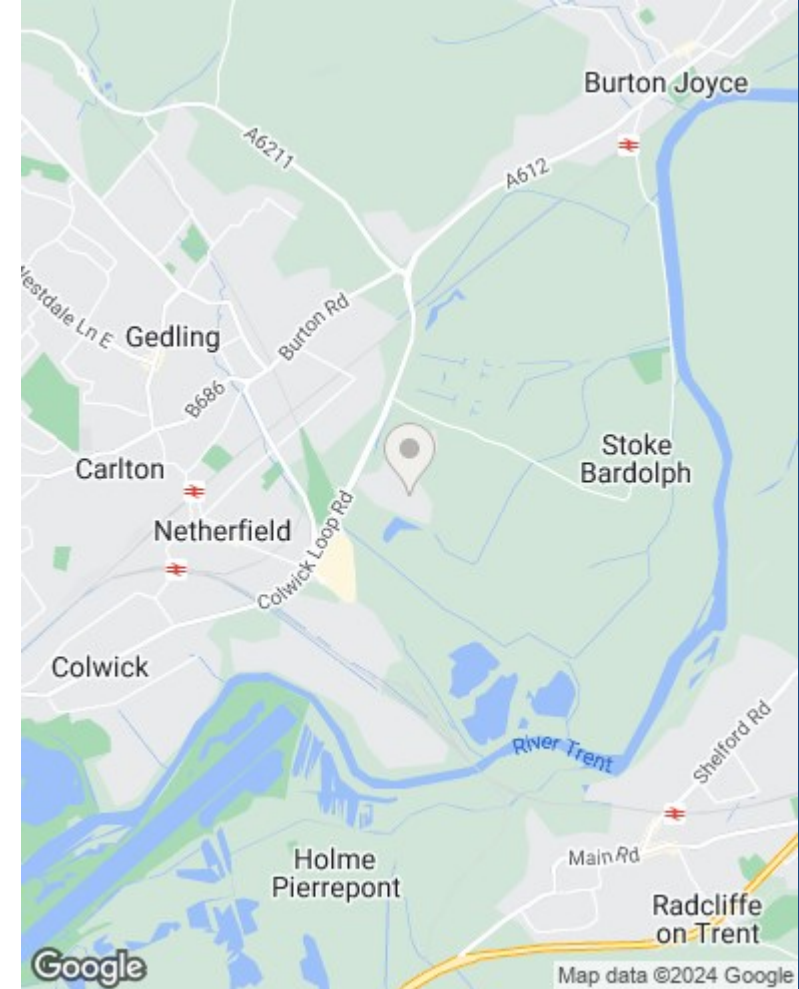
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Approximate total area⁽¹⁾
125.98 m²
1356.04 ft²

(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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David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

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