



3



2



1



DavidJames
the estate agent

Nottingham Road, Burton Joyce, Nottingham, NG14 5AT

Offers Over £450,000

About This Property



This detached chalet-style home sits on a substantial plot of approximately 0.42 acres, offering significant potential for personalisation and development (subject to necessary planning consents). Situated in the desirable Burton Joyce, this property is just a short stroll from the village's amenities including shops, popular pubs and transport links such as bus and train services plus scenic walks along the River Trent.

The property opens into an entrance hall, leading to a spacious lounge with a feature fireplace and access to a conservatory. The conservatory provides additional living space and offers views over the expansive rear garden. A versatile second sitting room, currently used as a craft room, could easily be repurposed as a fourth bedroom, offering flexibility to suit your needs.

The kitchen is equipped with a range of units and flows into a second conservatory area, which includes a useful utility space with room for laundry appliances. The ground floor also accommodates the main bedroom and a convenient downstairs WC.

Upstairs, there are two additional bedrooms, served by a bathroom featuring an electric shower.

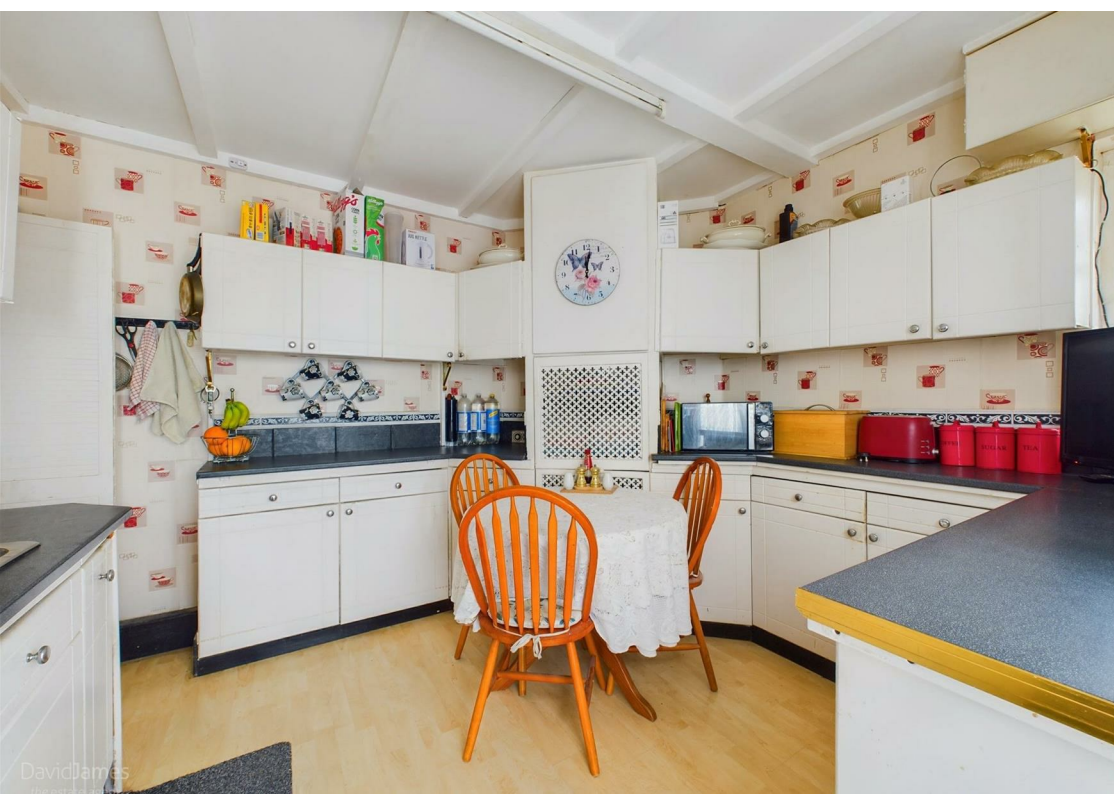
The outdoor space is truly impressive, featuring a patio seating area and a large lawn, complemented by established apple and plum trees with a dyke running along the right-hand boundary. For those in need of extra storage or workspace, a large detached workshop is equipped with power and lighting.

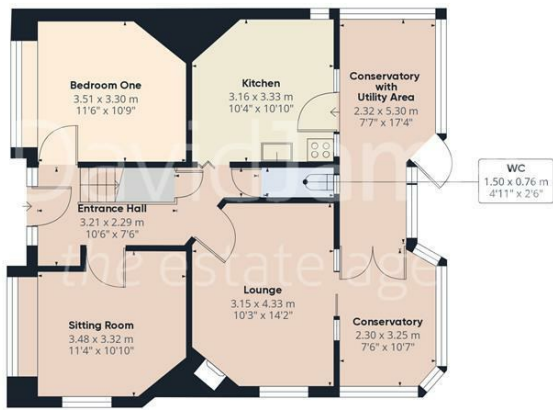
To the front, the property benefits from a driveway offering ample off-street parking for multiple vehicles and sets the home back away from Nottingham Road. Lock-up double gates at the side of the house provide the option for additional parking if required.

This property must be viewed to fully appreciate the opportunities and potential it presents!

- Chalet-style detached home
- Situated on a generous plot of approximately 0.42 acres
- Brimming with potential
- Popular village location in Burton Joyce
- A short distance from scenic walks along the River Trent, transport services and village pubs
- Lounge with an adjoining conservatory
- Kitchen with a further conservatory
- Three/four bedrooms
- Large lawned rear garden with a detached workshop outbuilding
- Driveway providing off-street parking for multiple vehicles







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area*

136 m²
1463.89 ft²

Reduced headroom

1.67 m²
17.98 ft²

(1) Excluding balconies and terraces

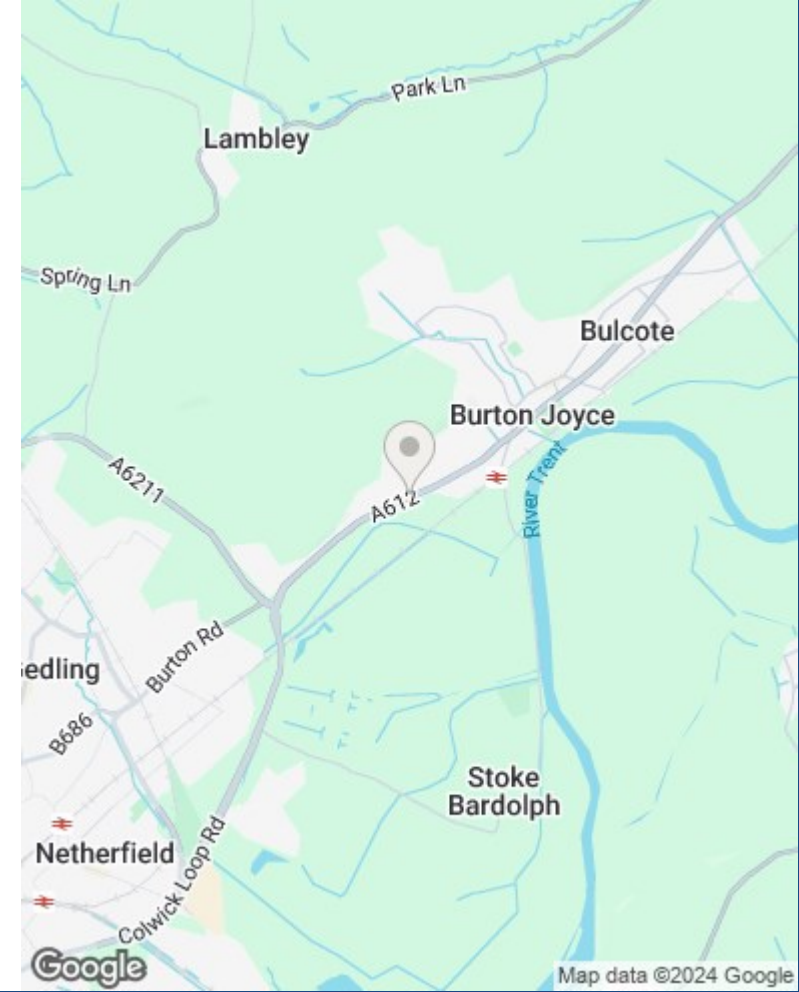
Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Map data ©2024 Google

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: D
Gedling Borough Council
Freehold

DavidJames
the estate agent

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

