



## 29 Mandarin Close, Burton Joyce – NG14 5JQ

Guide Price £345,000 – £355,000

DavidJames  
the estate agent





## 29 Mandarin Close

Burton Joyce, Nottingham

GUIDE PRICE £345,000 – £355,000 Well-presented 4-bed detached family home on sought-after Bardolph View development. Modern interiors, 4 bedrooms and a stunning open plan dining kitchen. A must-view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

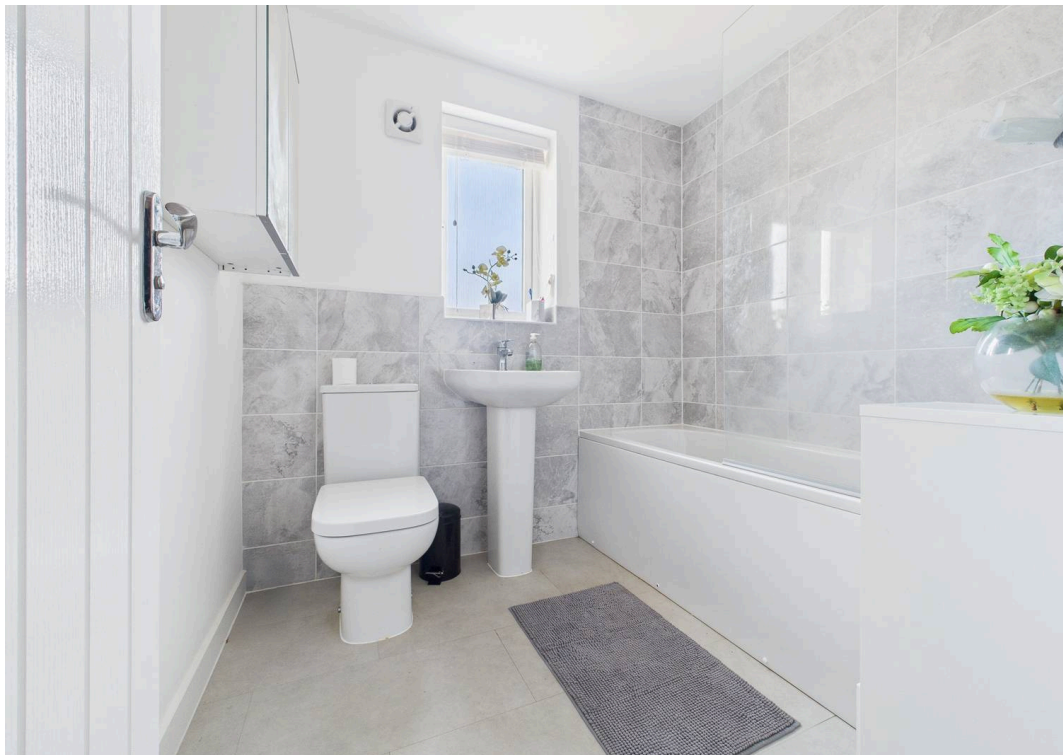
- Modern detached family home
- A short walk from shops, supermarkets and Rivendell Flying High Academy School
- Within easy reach of shopping and dining at Victoria Retail Park
- Welcoming entrance hall with a convenient cloakroom/WC
- Spacious and stylish lounge with a large front-facing window
- Stunning open plan dining kitchen with integrated appliances and French doors
- Four bedrooms (main bedroom with en-suite shower room)
- Modern family bathroom with a white three-piece suite and Mira electric shower
- Private driveway and integral garage offering ample off-street parking
- Lawned rear garden enclosed by timber fencing













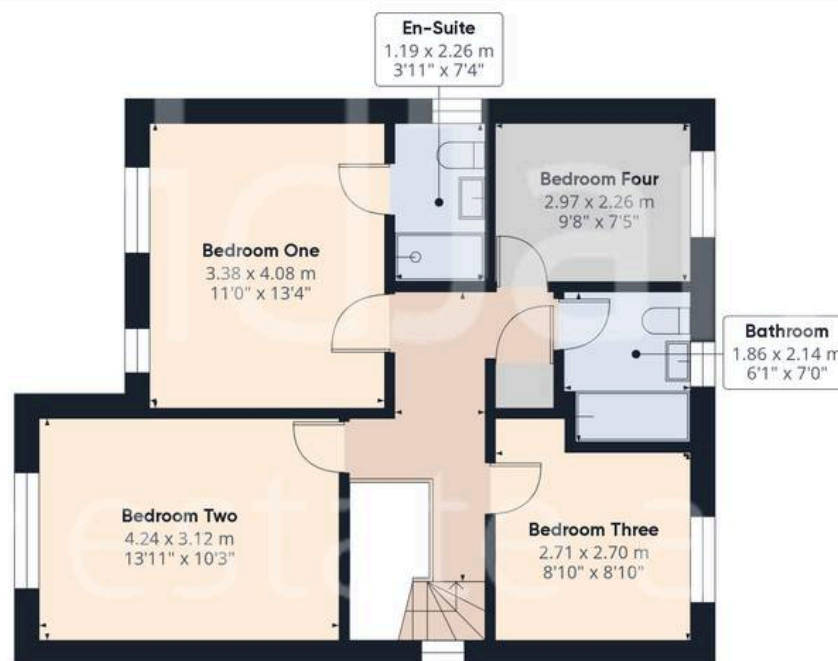


Floor 0

Approximate total area<sup>(1)</sup>

114.22 m<sup>2</sup>

1229.43 ft<sup>2</sup>



Floor 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • [carlton@david-james.com](mailto:carlton@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.