



## 3 Cherry Blossom Road, Burton Joyce – NG14 5JF

Guide Price £300,000 – £325,000

DavidJames  
the estate agent





## 3 Cherry Blossom Road

Burton Joyce, Nottingham

GUIDE PRICE £300,000–£325,000 Detached family home with countryside on the doorstep! Bright lounge, dining kitchen, 3 beds, en-suite and bathroom plus a southerly-facing garden, drive and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Well-presented modern detached home
- Within easy reach of Victoria Retail Park, Nottingham City Centre, Netherfield Lagoons and the nearby Eco Park
- Situated on the edge of open countryside
- Bright and spacious dual-aspect lounge with French doors
- Contemporary open plan dining kitchen with integrated appliances and a separate utility room
- Three well-proportioned bedrooms (including two double bedrooms)
- Main bedroom with countryside views and a modern en-suite shower room
- Main family bathroom with a three-piece modern white suite
- South-easterly facing and enclosed rear garden with patio, lawn and decked seating area
- Driveway and detached garage with power and lighting













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

175.74 m<sup>2</sup>

1891.66 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.

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.

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## 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)

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