

# JOHNSONS & PARTNERS

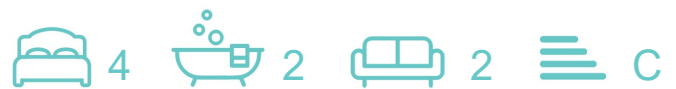
Estate and Letting Agency



## 26 CHESTNUT GROVE, BURTON JOYCE

NOTTINGHAM, NG14 5DN

GUIDE PRICE £485,000





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Nestled in a charming cul de sac, close to the centre of the village of Burton Joyce, this detached house is a true gem waiting to be discovered. Boasting 4 bedrooms, three reception rooms and 2 bathrooms, this property offers ample space for a growing family.

As you step inside, you'll be greeted by not just one, or two but three inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day. The separate utility room adds a touch of convenience, while the double garage with electrically operated doors ensures easy access for up to 2 vehicles.

The principal bedroom features an en suite, providing a private sanctuary within your own home. Additionally, a separate family bathroom caters to the needs of the household effortlessly.

Located in a sought-after cul-de-sac, this property is conveniently situated near the heart of the village, offering easy access to a plethora of amenities including pubs, restaurants, shops, schools, and public transport, including the rail.

If you're seeking a harmonious blend of comfort, convenience, and style, look no further. An internal viewing is highly recommended to truly appreciate the beauty and potential this property holds. Don't miss out on the opportunity to make this house your home - book your viewing today!

Open Entrance Porch

Reception Hallway  
16'7 x 5'9 (5.05m x 1.75m)

WC  
8'1 x 2'9 (2.46m x 0.84m)

Lounge  
18'5 x 11'2 (5.61m x 3.40m)

Dining Room  
12'2 x 11' (3.71m x 3.35m)

Garden Room  
12'6 x 11'1 (3.81m x 3.38m)

Kitchen  
14'1 x 9'6 (4.29m x 2.90m)

Utility Room  
7'8 x 5'11 (2.34m x 1.80m)

First Floor Landing

Bedroom One  
17'2 x 11'2 (5.23m x 3.40m)

En Suite  
5'8 x 5'4 (1.73m x 1.63m)

Bedroom Two  
12'10 x 10'11 (3.91m x 3.33m)

Bedroom Three  
11'1 x 8'2 to wardrobe front (3.38m x 2.49m to wardrobe front)

Bedroom Four  
10'6 x 7'8 (3.20m x 2.34m)

Family Bathroom  
9'6 x 6' (2.90m x 1.83m)

Garage  
17'4 x 15'8 (5.28m x 4.78m)

Outside

Front Garden & Double Driveway

Private Rear Garden



## Road Map



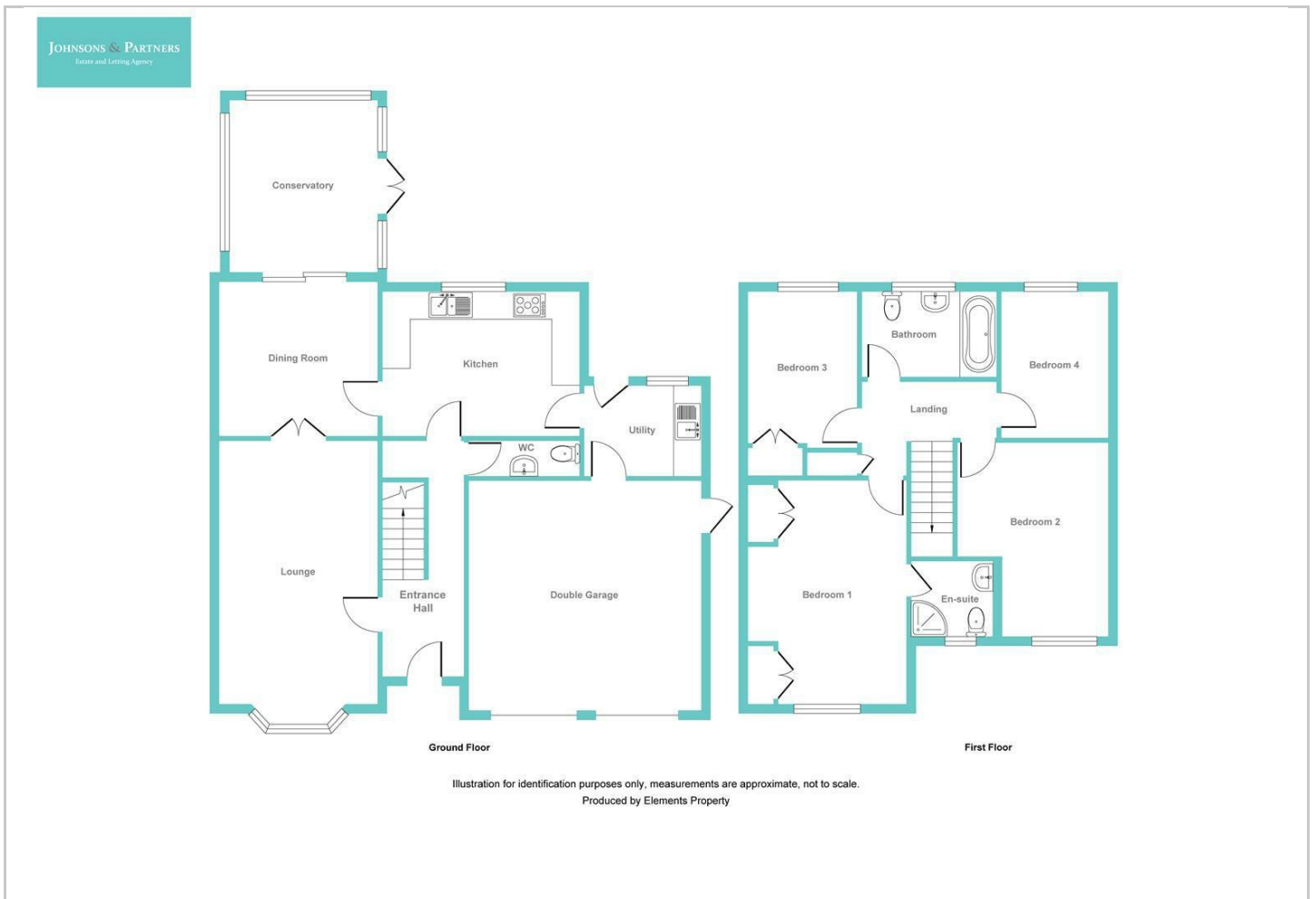
## Hybrid Map



## Terrain Map



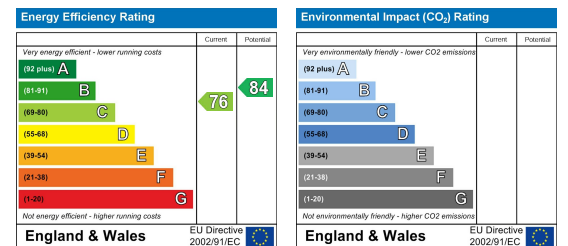
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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