

# Emma Terry Homes

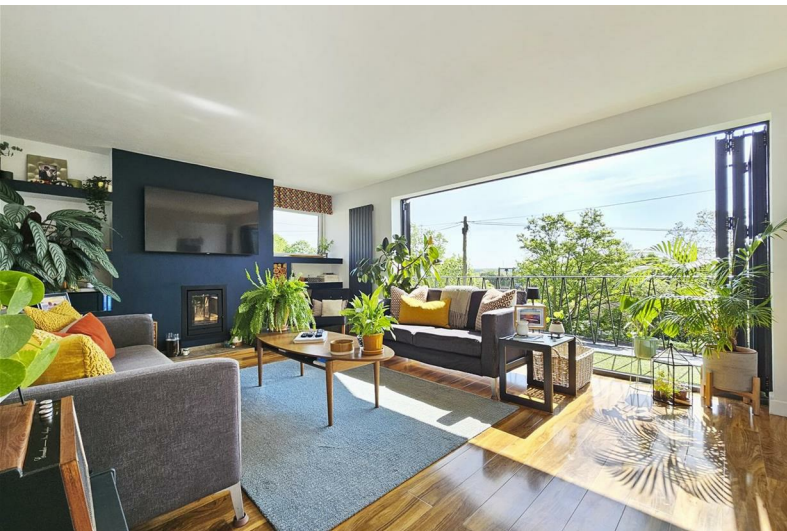
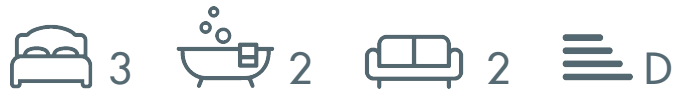
*moving made personal*



156 Nottingham Road

Burton Joyce, Nottingham, NG14 5BD

Offers over £425,000



# 156 Nottingham Road, Burton Joyce, Nottingham NG14

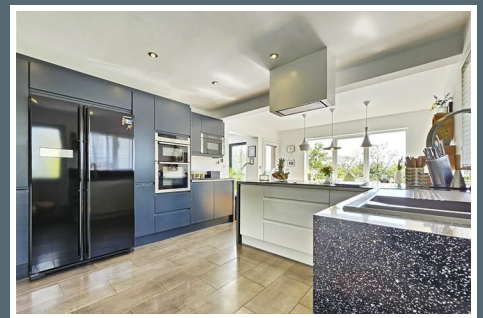
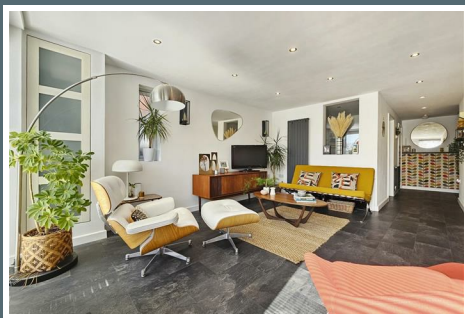
This detached three-bedroom house on Nottingham Road is beautifully renovated to an insanely high standard throughout offering a perfect home that is ready to move straight in.

On the ground floor of the property you will find the spacious sitting room, office, utility room and stairs leading to the first floor of the home.

The first floor consists of a lounge with bi-fold doors opening up onto the balcony, a huge kitchen/diner, three bedrooms - one with an ensuite- and a three piece suite. The spacious rooms are filled with natural light, thanks to the bi-fold doors in the lounge and the French doors in two of the bedrooms, providing a seamless connection between indoor and outdoor spaces.

This property's outdoor space is a true gem, the beautifully landscaped tiered garden creates an outdoor space that everybody can enjoy.

Burton Joyce is known for its friendly community and picturesque surroundings, making it an ideal location for all. With local amenities and excellent transport links nearby, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area.



## SITTING ROOM

27'11" x 13'5" (8.53 x 4.11)

Entrance door to property, two UPVC double glazed windows to front, a UPVC double glazed obscure window to side, two central heating radiators, doors through to garage, office and utility and stairs to first floor.

## OFFICE

7'1" x 5'11" (2.16 x 1.82)

Single glazed internal window through to sitting room and a central heating radiator.

## UTILITY

6'11" x 5'6" (2.13 x 1.69)

A central heating radiator, worktop with stainless steel sink with mixer tap and space for a washing machine and a tumble dryer.

## DOUBLE GARAGE

21'2" x 17'8" (6.47 x 5.39)

Wall mounted boiler, multiple power sockets, Hot and cold water taps and an up and over electric garage door.

## HALLWAY

A central heating radiator and doors through to lounge, bedroom 1, 2, 3 and bathroom.

## LOUNGE

17'2" x 12'4" (5.25 x 3.77)

Two central heating radiators, log burner, a single-glazed internal window to hallway, a UPVC double glazed window to side and Aluminium double glazed bi-fold doors with integrated blinds to balcony on the front of the house.

## BALCONY

19'7" x 3'1" (5.98 x 0.95)

Fitted with AstroTurf and outside lighting.

## KITCHEN/DINER

A variety of wall and base units, induction hob and extractor fan, built-in fan assisted Neff electric double oven, built-in microwave, 1 1/2 bowl sink with mixer tap and drainer, space for American style fridge/freezer, a central heating radiator, door through to balcony with integrated blinds, UPVC double glazed window to side, double glazed UPVC window to the front and door to side leading to rear garden.

## BEDROOM 1

13'10" x 9'7" (4.24 x 2.93)

Built-in storage cupboard and fitted wardrobes, a central heating radiator, two UPVC double glazed windows to rear, UPVC double glazed French doors to rear and door through to en-suite.

### EN-SUITE

7'7" x 3'0" (2.33 x 0.93)

Shower cubicle with handheld and waterfall showerhead, a low level flush WC, wash hand basin, heated towel rail and UPVC double glazed obscure window to side.

### BEDROOM 2

14'10" x 9'6" (4.54 x 2.92)

A central heating radiator, two UPVC double glazed windows to rear and UPVC double glazed French doors to rear.

### BEDROOM 3

9'9" x 7'11" (2.98 x 2.43)

A central heating radiator and UPVC double glazed window to side.

### BATHROOM

12'6" x 5'10" (3.82 x 1.8)

Shower cubicle with handheld and waterfall showerhead, low level flush WC, wall mounted wash

hand basin, freestanding double ended bath with a freestanding mixer tap, a heated towel rail and UPVC double glazed obscure window to side.

### FRONT

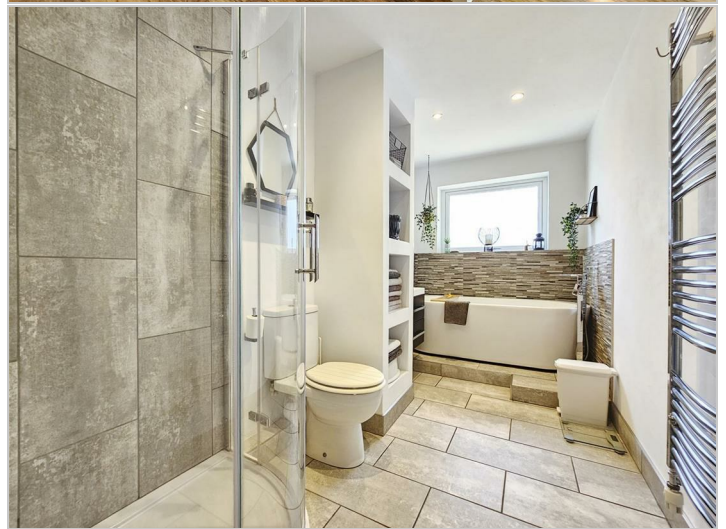
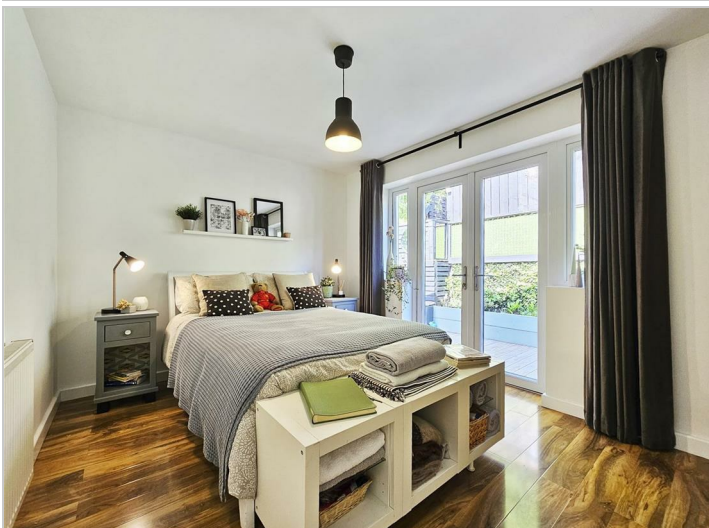
Driveway providing off-street parking for two vehicles, landscaped lawn areas, a variety of shrubs and bushes, an EV charging point, mains connected and timed outdoor lighting access to the double garage and gated access to rear.

### REAR

A beautifully landscaped tiered garden enclosed by fences, with a lawn area, several weatherproof power sockets, outdoor cold tap, mains connected outside lighting, decked seating areas on all levels and surrounded by a variety of mature plants and shrubs.









Road Map



Hybrid Map

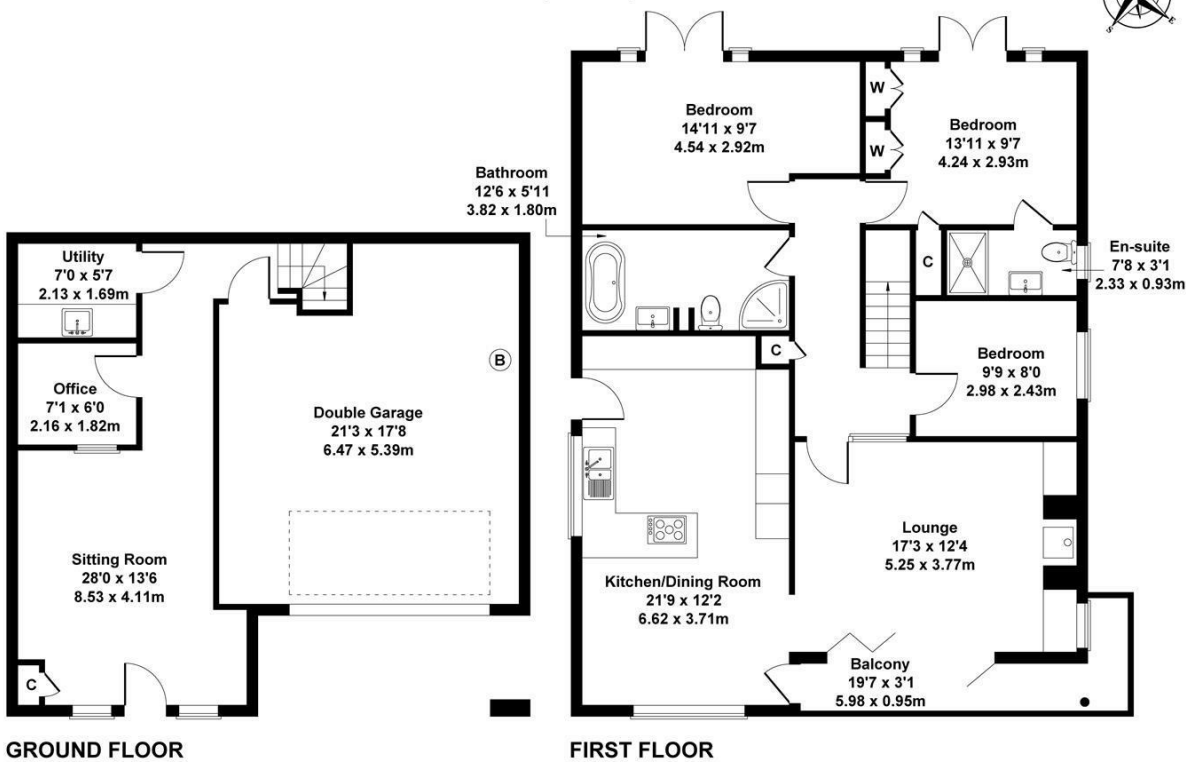


Terrain Map



## 156 Nottingham Road, Burton Joyce, Nottingham, NG14 5BD

Approximate Gross Internal Area  
1755 sq ft - 163 sq m

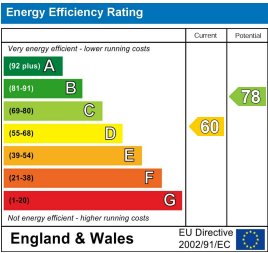


Not to Scale. Produced by The Plan Portal 2025  
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## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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