

HoldenCopley

PREPARE TO BE MOVED

Carnarvon Drive, Burton Joyce, Nottinghamshire NG14 5ER

£295,000

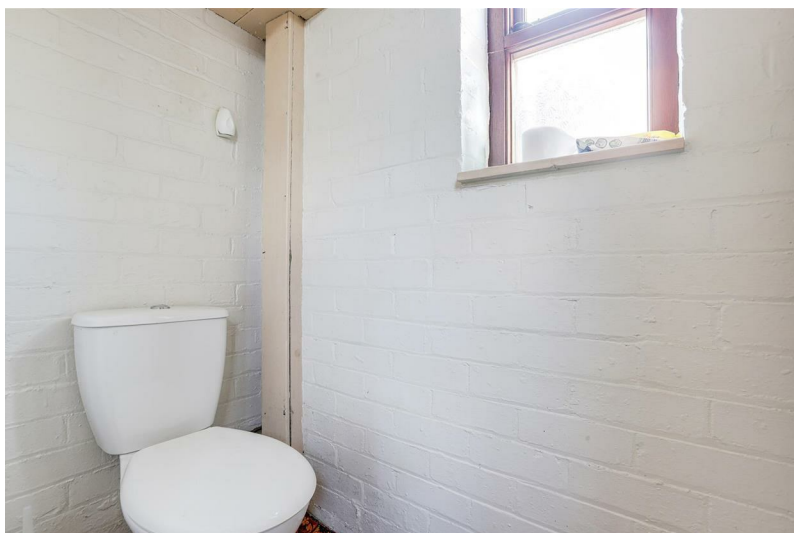
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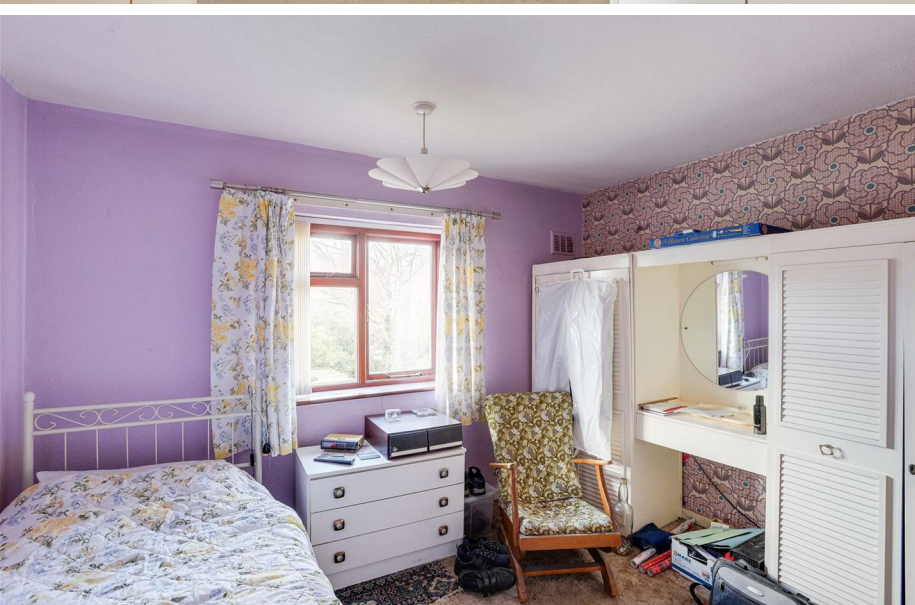


NO UPWARD CHAIN...

Nestled in the highly sought-after village of Burton Joyce, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to put their own stamp on a property. While in need of modernisation, the house boasts a spacious and well-proportioned layout, perfect for growing families, first-time buyers, or investors seeking a project in a desirable location. The ground floor features an entrance, a generously sized living room, a fitted kitchen complete with a pantry, a convenient W/C, and a utility/store room. Upstairs, there are three well-proportioned bedrooms, a three-piece bathroom suite, and loft access for additional storage. Externally, the property benefits from a front garden with a lawn and mature plants, a driveway leading to a detached garage, and a private south-facing rear garden featuring a patio, lawn, mature shrubs, and a shed. Situated within close proximity to excellent local amenities, transport links, and highly regarded schools, this property presents a fantastic opportunity for those looking to create a beautiful home in a prime village setting.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen & Utility
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking & Detached Garage
- Private South-Facing Rear Garden
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance

5'11" x 4'11" (1.82m x 1.51m)

The entrance has a UPVC double-glazed obscure window to the side elevation, carpeted flooring and stairs, an electric heater and a single door providing access into the accommodation.

Living Room

15'1" max x 13'10" into bay (4.60m max x 4.23m into bay)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a TV point and a gas fireplace.

Kitchen

15'0" max x 10'1" (4.59m max x 3.09m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for a freestanding cooker with an extractor hood, wood-effect flooring, an electric fireplace, space for a fridge-freezer, partially tiled walls, access into the pantry and a UPVC double-glazed window to the rear elevation.

Pantry

8'10" x 2'11" (2.70m x 0.90m)

The pantry has tiled flooring, shelving and a UPVC double-glazed window to the side elevation.

W/C

5'5" x 2'9" (1.66m x 0.84m)

This space has a low level flush W/C, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Rear Entrance

7'1" x 3'0" (2.16m x 0.93m)

The rear entrance has a single door providing side access and a further single door providing access out to the garden.

Utility/Store

6'11" x 5'0" (2.13m x 1.54m)

The utility/store has a UPVC double-glazed window to the rear elevation, space for a fridge and shelving.

FIRST FLOOR

Landing

7'1" x 5'7" (2.18m x 1.71m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, an electric heater, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'4" x 10'11" (3.78m x 3.35m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a picture rail.

Bedroom Two

10'11" x 10'1" (3.35m x 3.09m)

The second bedroom has a UPVC double-glazed window to the rear elevation and carpeted flooring.

Bedroom Three

9'5" max x 6'10" (2.89m max x 2.09m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a built-in cupboard.

Bathroom

7'1" x 7'0" (2.17m x 2.15m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower, wood-effect flooring, an electric heater, a heated towel rail, tiled walls, a wall-mounted boiler, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a garden with a lawn, various plants, a driveway and a detached garage.

Rear

To the rear is a private south-facing garden with a patio, a lawn, mature shrubs and a shed.

Garage

15'10" x 7'11" (4.83m x 2.42m)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – asbestos sheeting on the walls in the garage

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

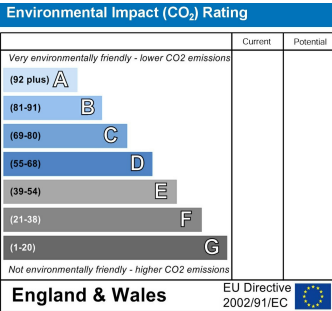
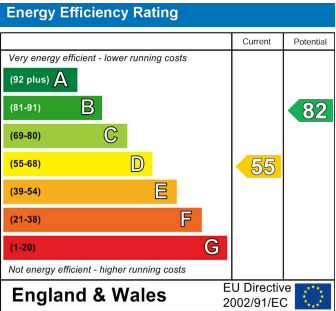
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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