



117 Main Street

BURTON JOYCE

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BURTON JOYCE, NOTTINGHAM, NG14 5EG



Located near the heart of Burton Joyce with fabulous transport link and local amenities is this lovely two-bedroom, end of terrace, cottage. Briefly comprising of a sitting room, dining kitchen, two double bedrooms and a bathroom, the property also benefits from a generous sized rear garden and lovely views over the countryside to the rear.

ground floor

The front door opens into the sitting room with stairs rising to the first floor located to the left. A log burner with stone hearth is set within an exposed brick chimney breast provides a wonderful focal point to the room, whilst low level wood cabinetry extends from the side of the chimney round the room under the front window providing excellent storage space and housing the electric and gas meters.

The dining kitchen located to the rear of the property is a well-proportioned room benefitting from a door onto the rear garden and large pantry cupboard.

Wooden fitted kitchen cabinetry under a wood worktop is arranged in two sections. The first housing the inset porcelain single bowl sink perfectly positioned under the kitchen window making the most of the views over the garden and beyond, whilst the second is arranged within another exposed brick chimney breast, housing the double oven and four ring electric hob. A breakfast bar provides excellent extra preparatory space and seating.







first floor

Stairs rise from to the first floor landing that provides access to the two bedrooms and bathroom.

The primary bedroom is located to the front of the property with the second to the rear. Both bedrooms have space for a double bed and feature fitted wardrobes.

Completing the accommodation is the bathroom featuring a rainfall shower head over bath with glass screen and feature tiling, a wash hand basin with vanity under and WC.





gardens

Set behind a half wall, there is a generous front garden showcasing mature architectural planting within gravel with retaining wood borders. A pedestrian path provides access to the front door and down the side of the property. This path also provides access to the neighbouring property's front door and rear garden.

At the rear of the property is a well-proportioned garden benefits from fenced borders to the sides and hedge to the rear. A gate provides access to the rear garden from the side passage. The neighbour on the left hand side has a right of way across to the garden through a gate to their garden on the other side.

Directly to the rear of the property is a patio, whilst at the end of the garden is a large gravel area with the majority of the garden being laid to lawn. The garden also features a useful storage shed.

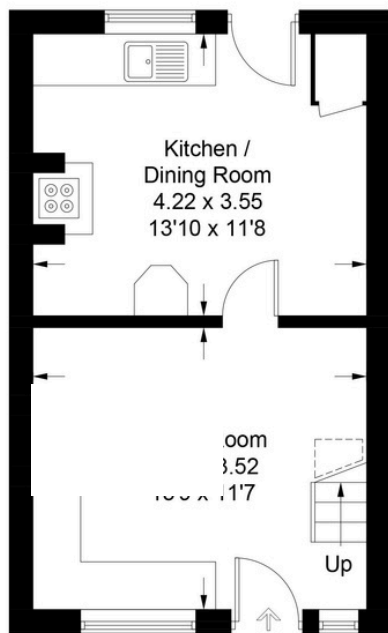
local amenities

Burton Joyce is a picturesque village located approximately six miles northeast of Nottingham, offering a delightful blend of rural charm and modern convenience. The village is well-connected by road and rail, with easy access to the A612 and a nearby railway station providing direct links to Nottingham and other surrounding areas. Residents enjoy the peaceful setting, with scenic countryside views, while benefiting from a good range of local amenities, including shops, schools, and recreational facilities.

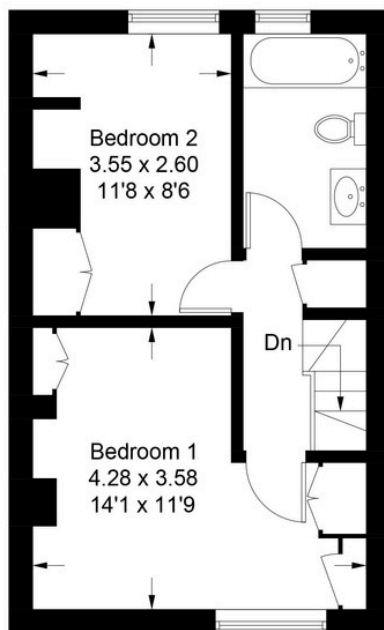
finer details



= Reduced headroom below 1.5m / 5'0



ground floor



first floor

Approximate Gross Internal Area:

61.2 sq m / 659 sq ft

EPC rating: 67 | D

EPC potential: 89 | B

Local Authority:

Gedling Borough Council

Council Tax Band: B

Tenure: Freehold

Possession: Vacant possession upon completion.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination gas boiler. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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