



11a Glen Road, Burton Joyce,  
Nottinghamshire, NG14 5BQ

No Chain £375,000  
Tel: 01949 836678

 **RICHARD  
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PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



An opportunity to purchase an interesting, individual, detached, tradition bungalow located on a delightful corner plot of generous proportions by modern standards approaching 1/4 of an acre, with gardens running to three sides and located in a well regarded area of this much requested Trent valley village.

The current dwelling offers a footprint approaching 1,000sq.ft. and although requiring a program of modernisation based on today's requirements the property offers considerable scope to create an interesting, individual home with additional potential, subject to necessary consents. The current accommodation comprises initial storm porch leading through into a central hallway with delightful dual aspect sitting room having attractive bay window to the front, L shaped dining kitchen with lean to porch off, three bedrooms and shower room.

The main selling feature is the delightful location located on a generous corner plot accessed by both Glen and Bridle Road with the side extending to 920sq.m. with current vehicular access leading off Bridle Road to the rear.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and potential on offer.

### **BURTON JOYCE**

Burton Joyce is well equipped with amenities including a variety of shops, post office, public houses, primary school, dentist and doctors surgeries, excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

A UPVC ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### **INITIAL ENCLOSED PORCH**

5'8" x 5' (1.73m x 1.52m)

A useful space having deep skirting, double glazed windows to the front and side and a further internal single glazed door leading through into:



### **MAIN ENTRANCE HALL**

19'9" x 3'7" (6.02m x 1.09m)

A well proportioned entrance hall having deep skirting, access loft space above and central heating radiator.

Further doors leading to:



### **SITTING ROOM**

12' x 15'8" max into bay (3.66m x 4.78m max into bay)

A pleasant, light and airy, well proportioned reception

benefitting from a dual aspect having two port hole windows to the side and large double glazed window to the front overlooking the garden, the focal point to the room being a faced fireplace with slate hearth and timber mantel, also having two central heating radiator and deep skirting.



### **DINING KITCHEN**

19'9" max x 11'11" max (6.02m max x 3.63m max)

A well proportioned, L shaped, open plan dining kitchen having aspect into the garden at the side with the initial reception space large enough to accommodate a dining or living area, having deep skirting, central heating radiator, double glazed window and being open plan to the kitchen area which, although requiring modernisation, is currently fitted with a range of wall, base and drawer units with two runs of laminate preparation surfaces, one with inset sink and drain unit, space for free standing appliances, double glazed window and door giving access into:





### BEDROOM 1

15' x 11'11" (4.57m x 3.63m )

A well proportioned double bedroom having dual aspect with double glazed windows to the front and side, central heating radiator and deep skirting.



### SIDE ENTRANCE PORCH

12' x 4' (3.66m x 1.22m)

Having pitched, double glazed, clear glass roof and windows overlooking the garden and exterior door.



### BEDROOM 2

8'10" x 7'4" (2.69m x 2.24m)

Having double glazed window to the side and central heating radiator.



RETURNING TO THE MAIN ENTRANCE HALL FURTHER DOORS LEAD TO:



### BEDROOM 3

12'5" x 6'7" (3.78m x 2.01m)

Having deep skirting, central heating radiator, wall mounted gas central heating boiler and double glazed window overlooking the rear garden.



### SHOWER ROOM

8'10" x 7'8" (2.69m x 2.34m)

Having suite comprising low level shower tray with bifold screen and wall mounted shower mixer, mid flush WC, pedestal washbasin, built in airing cupboard, central heating radiator and double glazed window to the rear.



### EXTERIOR

The property is situated in a delightful location located on a generous corner plot with gardens running to three sides, accessed by both Glen and Bridle Road with the site extending to 920sq.m. with current vehicular access leading off Bridle Road to the rear.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate both the location and potential on offer.







### **COUNCIL TAX BAND**

Gedling Borough Council - Band E

### **TENURE**

Freehold

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

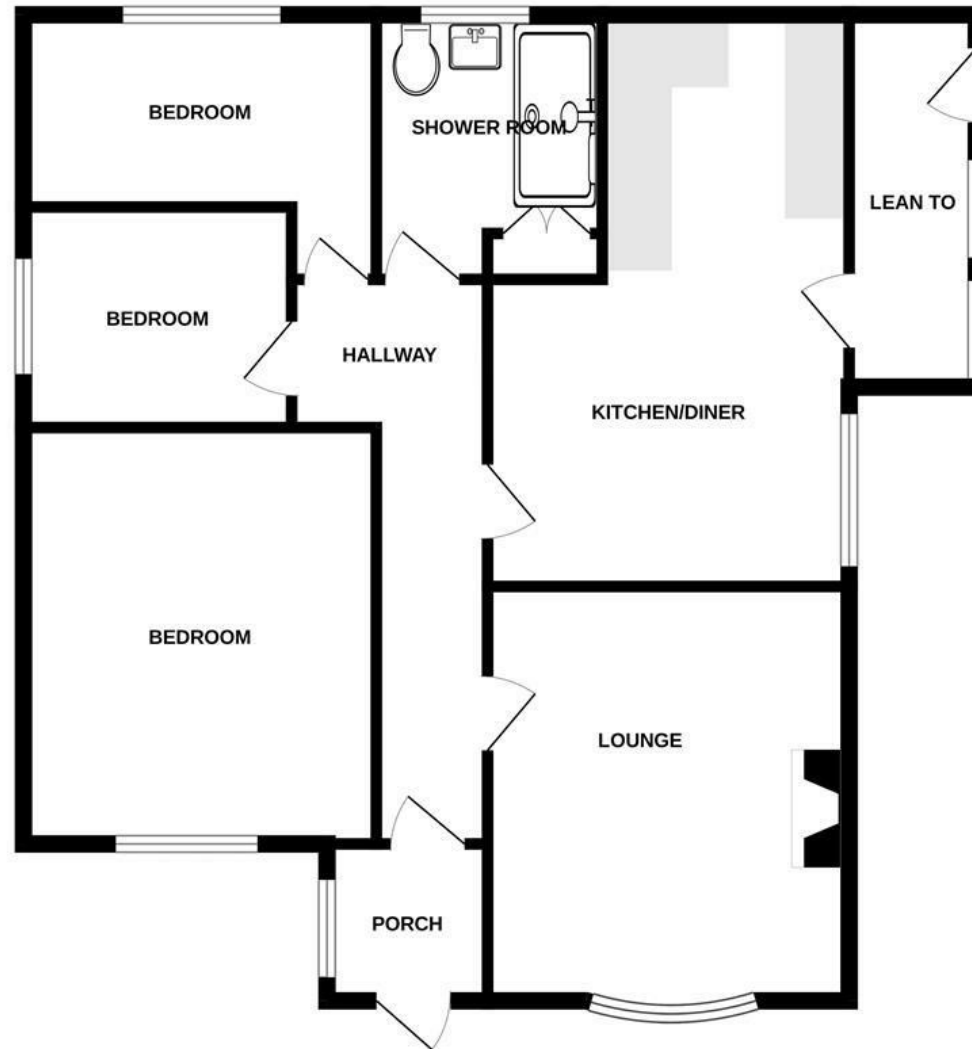
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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