



4 Rose Cottages Lambley Lane, Burton Joyce, NG14 5BH

£280,000



Marriotts



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- Mid terraced cottage
- Traditional style bathroom
- Bespoke kitchen diner
- Two bedrooms
- Lounge with log burner
- Off road parking

A stunning two bedroomed mid-terraced cottage, recently refurbished to a high standard with many features including a bespoke kitchen with solid marble worktops, living room with log burner, a lovely traditional style bathroom, enclosed cottage garden and off-road parking for two cars!

£280,000



Overview

Nestled in the charming village of Burton Joyce, this stunning refurbished period terraced cottage at Rose Cottages offers a delightful blend of modern comforts and traditional character. With two well-proportioned bedrooms and a beautifully appointed bathroom, this property is perfect for those seeking a tranquil retreat.

As you enter, you are welcomed into a cosy living room featuring a log burner, ideal for those chilly evenings when you wish to unwind in front of a warm fire. The bespoke kitchen is a true highlight, boasting solid marble worktops that add a touch of elegance to the space, along with built-in oven & hob. An additional feature is the matching bespoke dresser which offers extra storage.

The cottage is set within a highly regarded village that provides a wide range of amenities, ensuring that all your daily needs are met. Additionally, the surrounding countryside offers picturesque walks, perfect for nature enthusiasts and those who enjoy the great outdoors.

Completing this charming home is an enclosed cottage garden, providing a private outdoor space to relax and enjoy the fresh air, plus off road parking for two cars. This property is a rare find, combining period features with modern living, making it an ideal choice for anyone looking to settle in a peaceful yet vibrant community. Don't miss the opportunity to make this delightful cottage your new home.

Entrance Porch

With a front entrance door, panelled walls with coat hooks on either side, wall-mounted RCD board and a secondary latch door through to the living room.



Living Room

With wood effect herringbone tiled floor continuing through to the kitchen diner, a feature cast iron wood burner with slate tiled hearth, timber mantle, wall lights points on either side of the chimney breast and a fitted base cupboard. Traditional style radiator, built-in tall storage cupboard, beamed ceiling, open plan staircase and door through to the kitchen diner.

Kitchen Diner

A bespoke solid wood kitchen with marble worktops, upstands and drainer with under-counter Belfast sink. Integrated brushed steel Stoves electric oven and four-ring induction hob, feature separate matching dresser with drawers and doors with spice racks, latch door and stairs leading to the first floor, concealed Baxi combination gas boiler, traditional style radiator, UPVC double glazed rear window and stable door leading out to the rear.

First Floor Landing

Loft hatch with a retractable ladder leading into a partly boarded roof space with light. Latch doors lead to both bedrooms and bathroom.

Bedroom 1

Built-in seven-door wardrobe, UPVC double-glazed front window and traditional style radiator.

Bedroom 2

Built-in wardrobe, UPVC double glazed rear window and traditional-style radiator.

Bathroom

A traditional style suite consisting of bath with glass screen, full-height tiling and Victorian brass fixed-head rain shower with second shower mixer. Traditional style pedestal washbasin and toilet, half tongue and groove wall panelling, traditional style radiator/towel rail, extractor fan, tiled floor and UPVC double glazed rear window.

Outside

To the front, there is parking for two cars. Gated access leads onto the front lawn and front door. To the rear is an outside tap and halogen security light, with steps leading up to a large paved patio with gravel path and shaped established borders leading to the end of the garden and garden shed. The garden is enclosed with a fenced perimeter and has rear gated access to shared rear pedestrian footpath leading on to Lambley Lane.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent







WATER METER: no
 BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
 MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
 ELECTRIC CAR CHARGING POINT: not available.
 ACCESS AND SAFETY INFORMATION: level front access. Stepped rear access





Approx Gross Internal Area
61 sq m / 653 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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