



SJI PROPERTIES
ESTATE AGENTS

FOR SALE

NOTTINGHAM ROAD BURTON JOYCE

£569,950
Guide Price

Open Plan Living



4 BEDROOMS

This is a well presented detached family home in a convenient location.

KEY FEATURES

- Large open lounge/ diner
- Integrated kitchen appliances
- Completely renovated
- Gas central heating
- UPVC Double glazing
- Walk-in-Wardrobes
- Off-Street parking
- Council Tax Band D

CONTACT US

- ☎ 01623 406 877
- 07512 512 413
- ✉ info@sjiproperties.co.uk

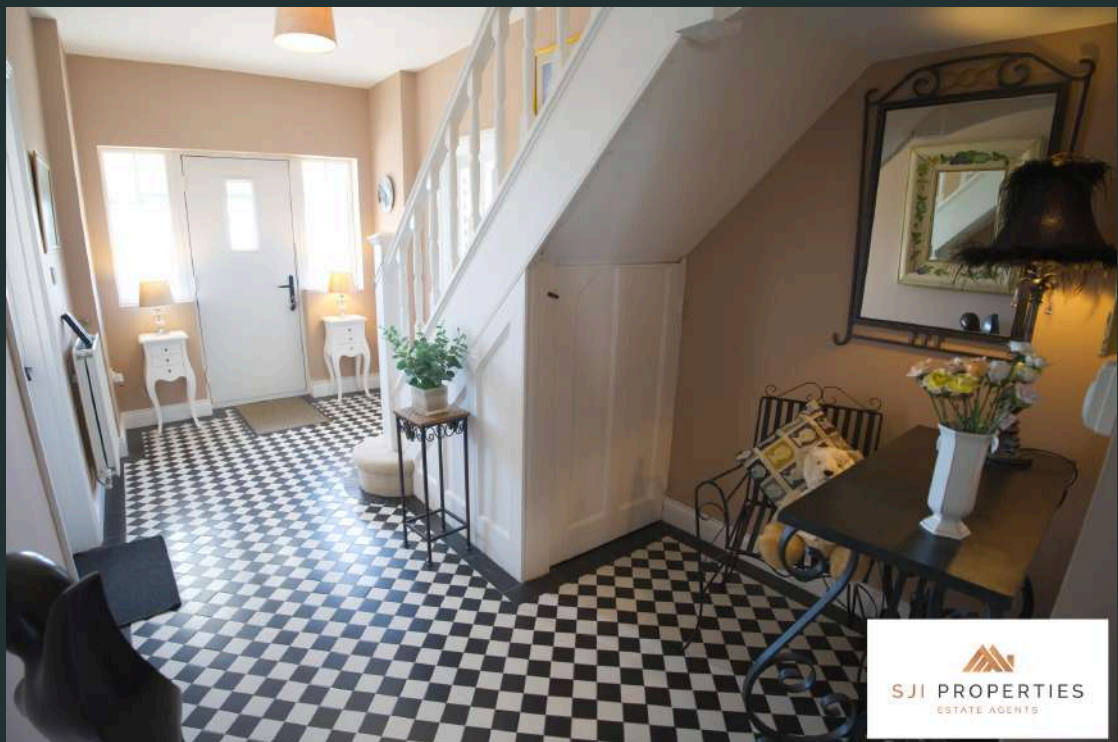


SJI PROPERTIES
ESTATE AGENTS



Entrance Hall

As soon as you step through the attractive entrance porch through the main front door, you will be struck by the feature black and white tiling to the hallway floor. There is a door to the left that leads through to the lounge, a door to the right takes you into bedroom one and straight ahead a door leads into the kitchen/diner. The stairs take you to the first-floor level.





SJI PROPERTIES
ESTATE AGENTS



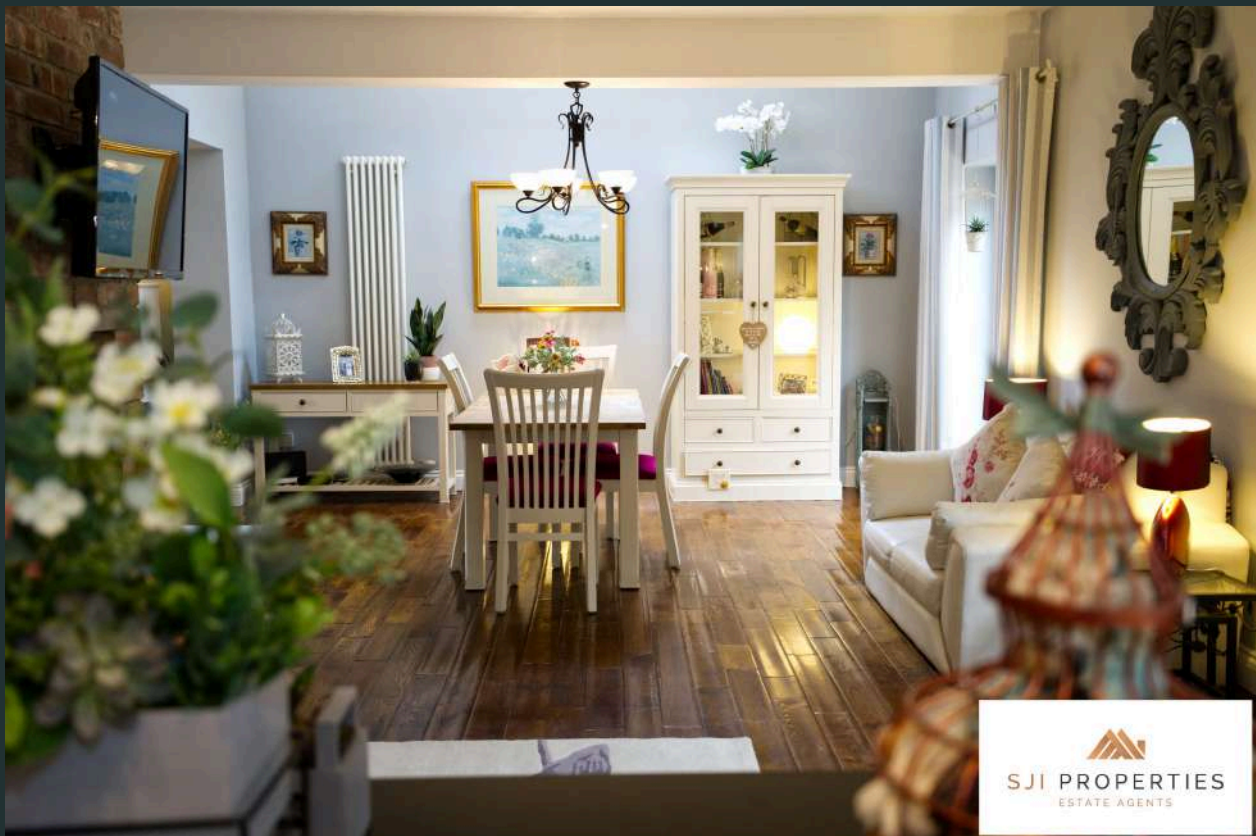
Lounge
3.6m x 4.83m
(12ft1 x 15ft10)

SJI PROPERTIES
ESTATE AGENTS

A beautifully bright Lounge with a feature fireplace. There is a window to the front aspect, radiator, and television point. The lounge is laid with a luxurious grey carpet and has a beautiful feature fireplace with an electric fire for that warm evening glow

Kitchen / Dining Area

Total room length including the dining area
4.5m (14ft10) x 10m (32ft10)



SJI PROPERTIES
ESTATE AGENTS



SJI PROPERTIES
ESTATE AGENTS



Kitchen

The Kitchen/diner stretches the width of house and has a beautiful, polished oak floor. There are 2 French doors that lead out to the rear garden and a roof light that floods the room with natural light. A feature brick chimney breast and Calar gas burner makes a wonderful centre piece to the room.

The kitchen area is fitted with cream gloss base units, an island and wall units. An integrated double oven, stainless steel / glass extractor fan hood, microwave, hob, fridge/freezer, and pull-out larder. Base units are topped with black granite work services and a double Belfast effect sink, you will wow your friends and family with this fabulous space.

This really is the perfect space for preparing, cooking and entertaining.



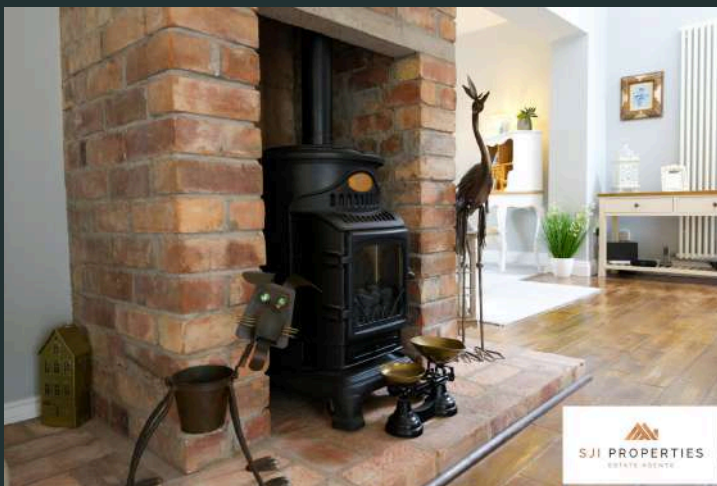
So much space



SJI PROPERTIES
ESTATE AGENTS



SJI PROPERTIES
ESTATE AGENTS



SJI PROPERTIES
ESTATE AGENTS

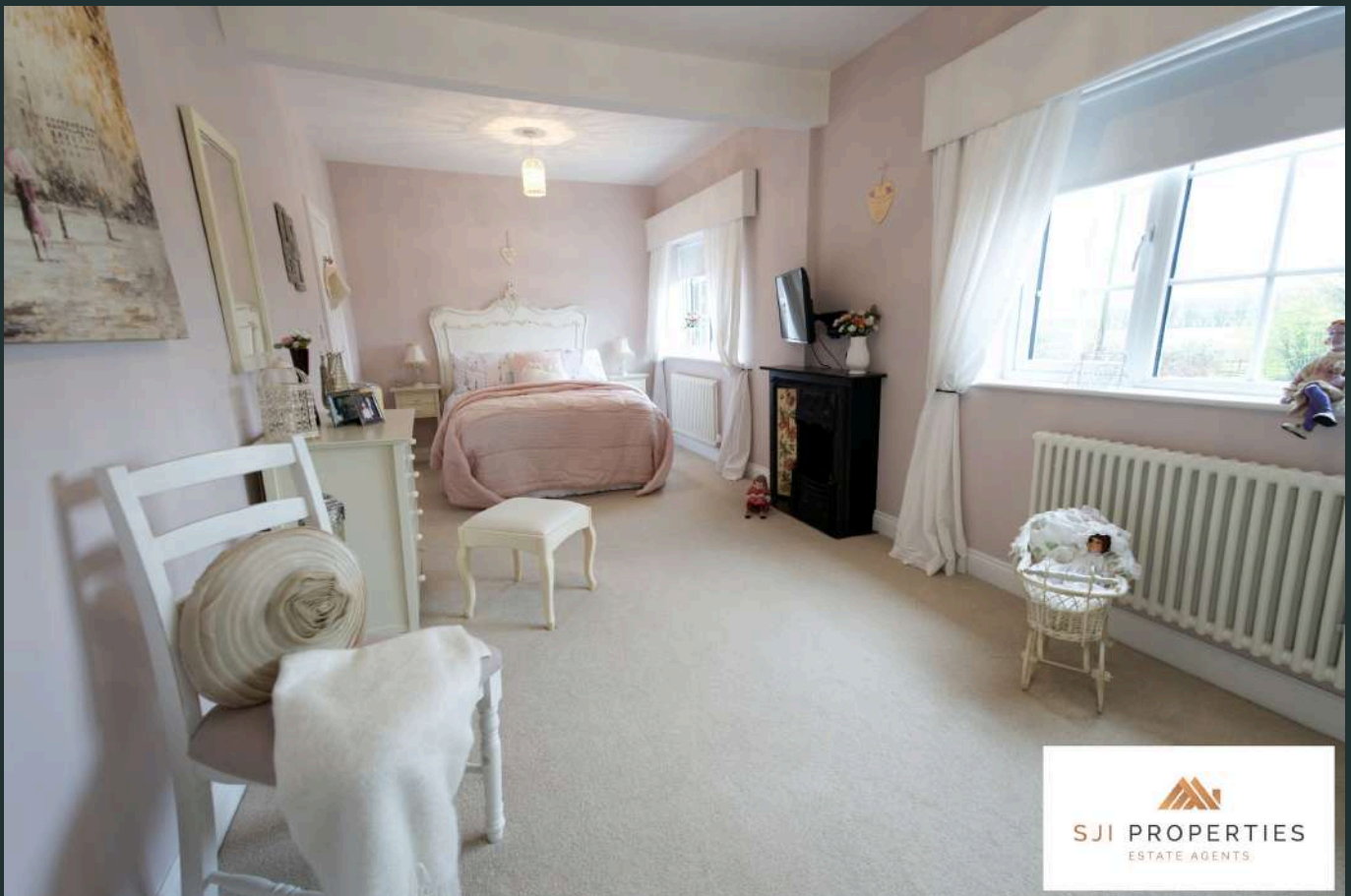


SJI PROPERTIES
ESTATE AGENTS

Bedroom 1

2.99m x 6.66m (9ft10 x 21ft10)

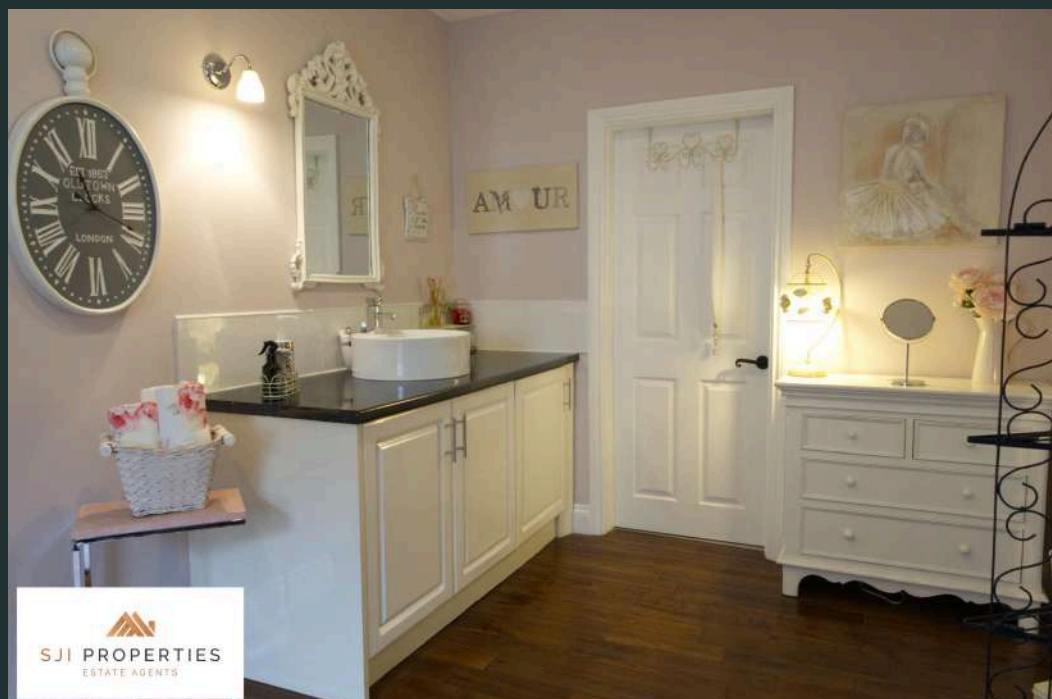
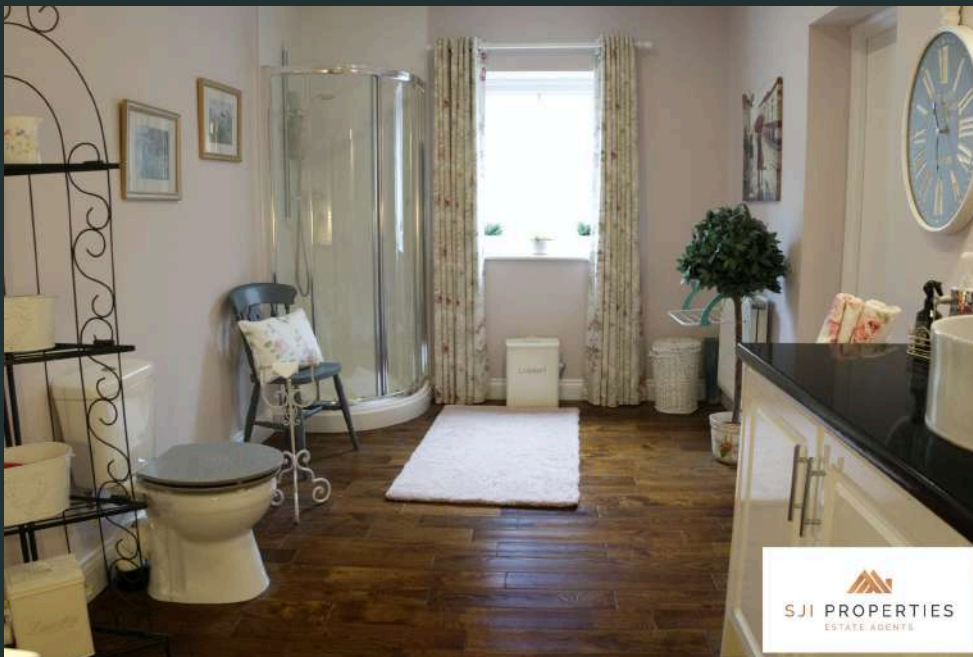
Bedroom one has ample space for seating, with a feature fireplace and 2 windows to the front elevation that make it light and bright. There is a large walk-in wardrobe with a door leading through to the shower room. This room allows for privacy within the family home, should you have an elderly relative or teenager that want their own space, it is perfect for them.



En-Suite -(Ground Floor Bathroom)

2.73m x 4.48m (9ft x 14ft8)

The shower/ utility room is another versatile spacious room. It has a corner shower, WC and sink unit with storage and plumbing for a washing machine. This room really does show how the current owner has considered every aspect of modern living. There is a door that leads to the walk-in wardrobe from the master bedroom, and another takes you to the garage.



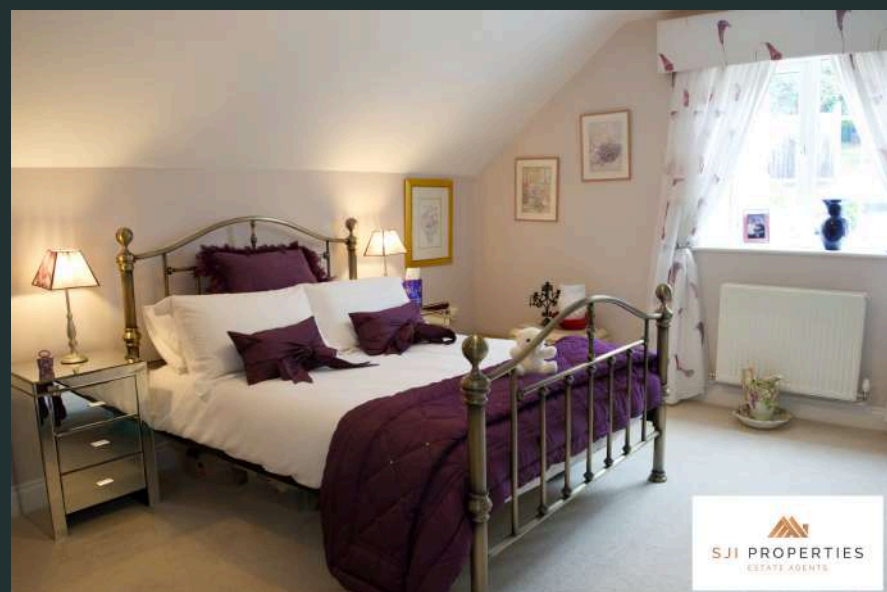


SJI PROPERTIES
ESTATE AGENTS

Bedroom 2

3.6m x 4.3m (12ft x 14ft4)

Bedroom 2 is a good-sized double room with a feature fireplace. There is a window to the rear elevation overlooking the rear garden and cream carpet to the floor. The loft space is accessed from here.





Bedroom 3

2.7m x 6.8m (6ft10 x 22ft4)

Bedroom 3 is accessed from the landing. Step up into this attractive, spacious room within the roof space, with cream carpet and a walk-in wardrobe. A roof-light window overlooks the rear.



Bedroom 4

1.9m x 3.6+m (6ft3 x 11ft11)

Bedroom 4 accessed from the landing. This single bedroom has a walk-in wardrobe and cream carpet. A window overlooks the front garden and driveway with a radiator under.



Family Bathroom

2.6m x 4.3m (8ft9 x 14ft4)

A well-presented family bathroom comprises a white 4-piece suite roll-top bath, high level WC, wash basin unit and a mains fed shower. The lower walls have wood panelling, and the floor is laid with washed wood to compliment the traditional features of this room. A double-glazed window overlooks the side of the property.



Outside

The front of the property has a stepped approach through landscaped lawns and planting that leads to the front porch entrance. The beautifully tiered garden with planting and shrubs really does make this property stand out. There is a block paved driveway that leads to the garage with an up and over door.



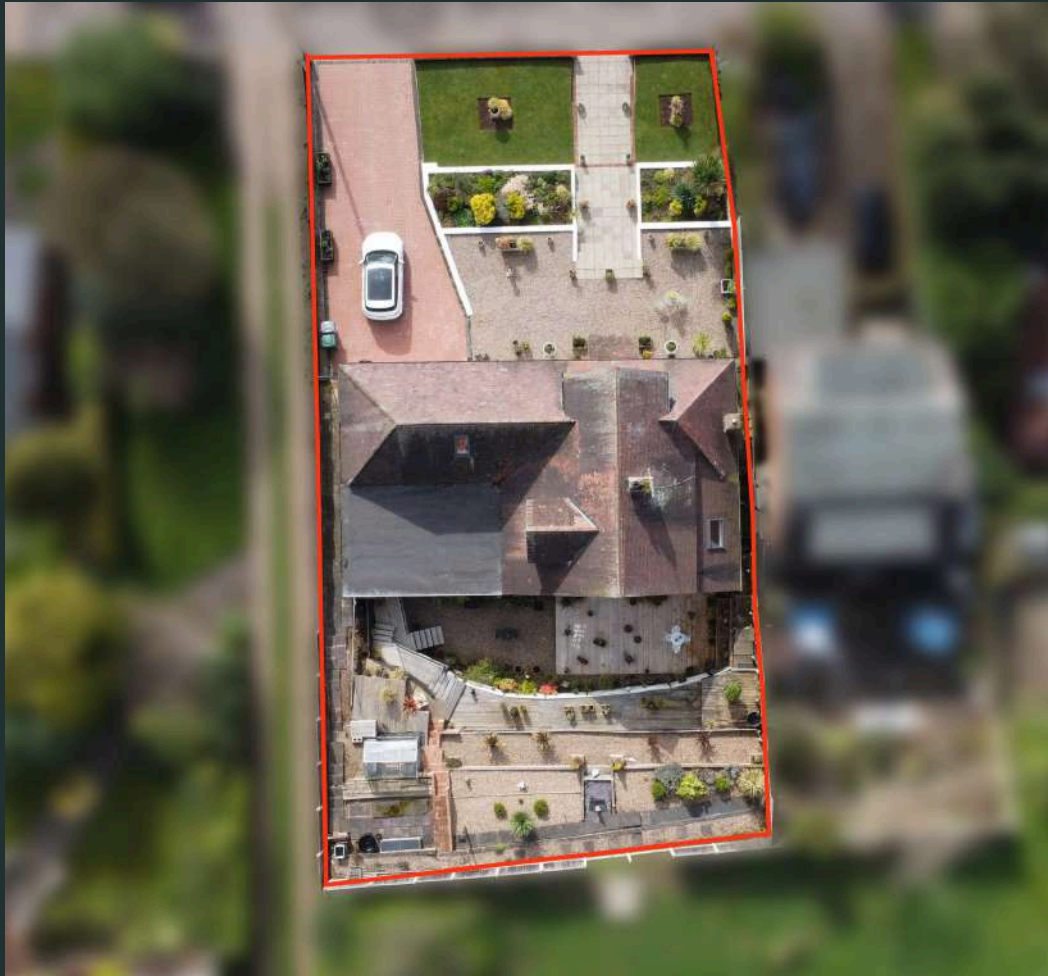
Outside - Rear

To the rear of the property, a landscaped tiered garden with shrubs, gravel and decking provides a perfect private space. This low maintenance garden is provided with external lighting and cold-water tap. The rear is accessed via a garage personnel door or French doors from the kitchen and dining areas. This property really does need to be viewed to appreciate all that it has to offer. Contact us to arrange a viewing today.

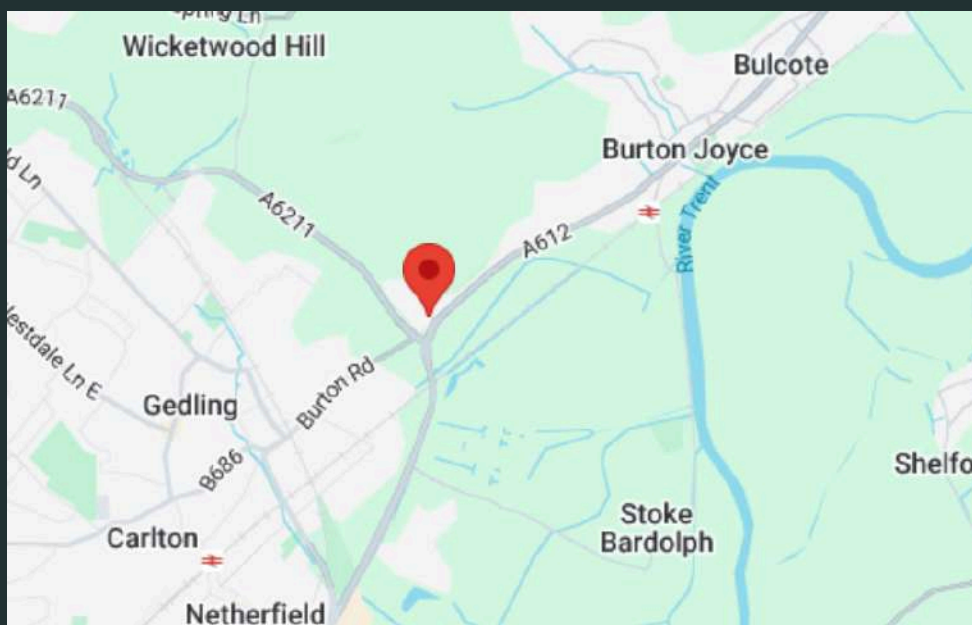


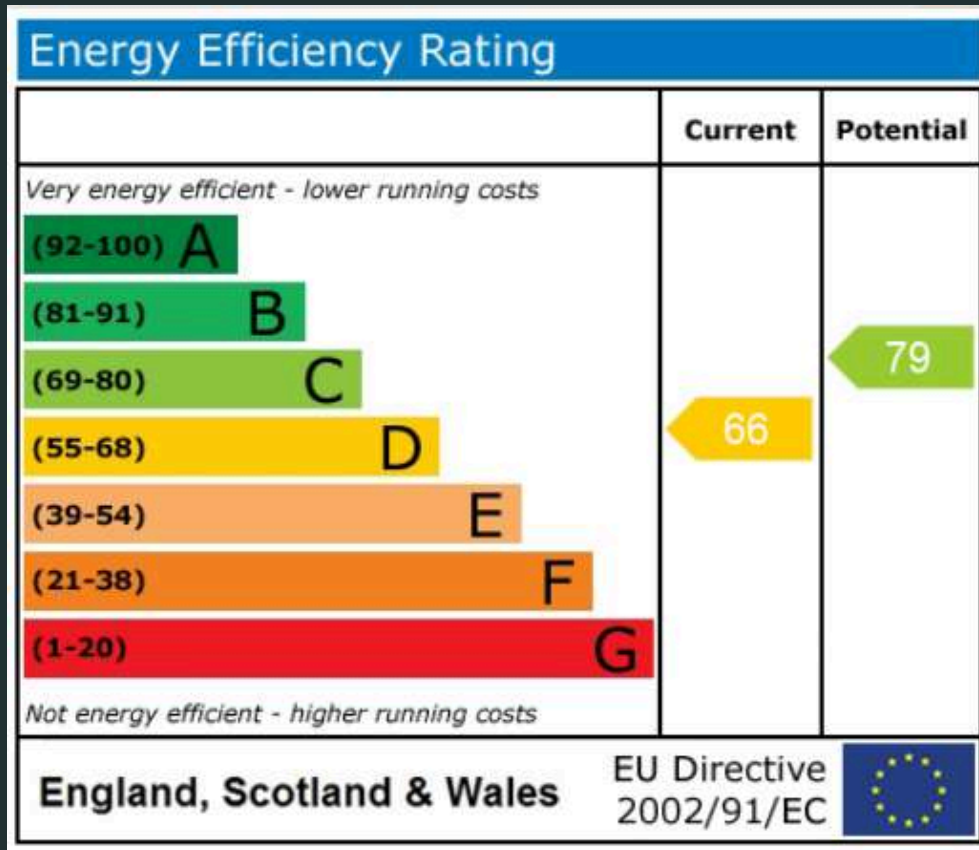
Large Plot

This property really does need to be viewed to appreciate all that it has to offer. Contact us to arrange a viewing today.



Location





Additional information

Measurements – All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out. For details of fixtures and fittings included in the sale price please refer to the 'fixtures and fittings form that will be provided with the legal pack and on which your Solicitor will advise you.

Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. SJI Properties Ltd require any successful purchasers proceeding with a property to provide two forms of identification i.e., passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to SJI Properties Ltd removing a property from the market and instructing solicitors for your purchase.

Disclaimer – Agents Disclaimer: SJI Properties Ltd, their clients and employees

1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SJI Properties Ltd have not tested any services, equipment, or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

SJI Properties Ltd is a registered company at Companies House

Within England & Wales Company No.11821575

Registered office 21 Farnsworth Avenue, Rainworth, Mansfield, Nottinghamshire, NG21 0EN

