



ELITE HOMES

Consultative Estate Agents with Integrity



55 Bulcote Drive, Burton Joyce, Nottingham
NG14 5AZ

Overview

Detached 2/3 bedroom bungalow with flexible accommodation and garage, positioned in a quiet cul-de-sac. Deceptively spacious corner plot with beautiful garden, patios, greenhouse, shed and countryside views.

Key Features

- 2/3 Bed Bungalow with Versatile Accommodation
- Bathroom with New Shower & En-Suite
- Good Size Corner Plot
- Beautiful Garden with Greenhouse, Patios and Courtyard
- Elevated Position Offering Far Reaching Countryside Views
- Garage and Driveway for 2 Cars.

Description

The property sits in a lovely, elevated position on a good size corner plot, enjoying far reaching countryside views. Offering gas central heating and double glazing throughout.

At front of the property, from the driveway and garage area, there are steps leading you up to the front gate, through into a pretty courtyard where you enter the property.

Accommodation

The Kitchen has a good range of units and worktops, sink and drainer, gas hob with extractor, double oven, integrated dishwasher, washing machine and fridge freezer. Through to the dining room / living room with bay window to the front aspect and gas fireplace. An inner hallway takes you through to the sitting room with lovely dual-aspect with gas fireplace and patio doors out to the garden. This room has the flexibility to also be used as a bedroom. The main bathroom has a bath, corner shower (recently fitted), sink with vanity unit, heated towel rail and is fully tiled. There are two further double bedrooms, one of which has a lovely en-suite shower room.

Outside

The sunny garden is a real delight. It is laid to lawn and boasts beautiful established flower beds and rockeries. There is a pretty patio seating area, greenhouse and potting area, fruit bushes and an abundance of established plants and bushes throughout the garden. At the top of the garden there is a shed and far-reaching countryside views can be enjoyed. There is a single integral garage, with electrics, ideal for extra storage. The block paved driveway offers parking for 2 vehicles.

Location

This property is located in the desirable village of Burton Joyce, just a short stroll from the many amenities on offer. These include a variety of shops, post office, public houses, nurseries, a primary school, dentist and doctors surgeries. The facilities at nearby Victoria Retail Park in Netherfield, three miles away, include national retailers such as Boots, Halfords, Next, TK Maxx, B&Q, Costa, Morrisons and a M&S Food Hall.

Burton Joyce is situated approximately 7.5 miles North East of Nottingham city, it has excellent bus and rail links and therefore acts as a preferred commuter village for many of its residents. With access to Burton Joyce Primary School and Carlton Le Willows Academy, it is equally favoured by families.

There are 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.

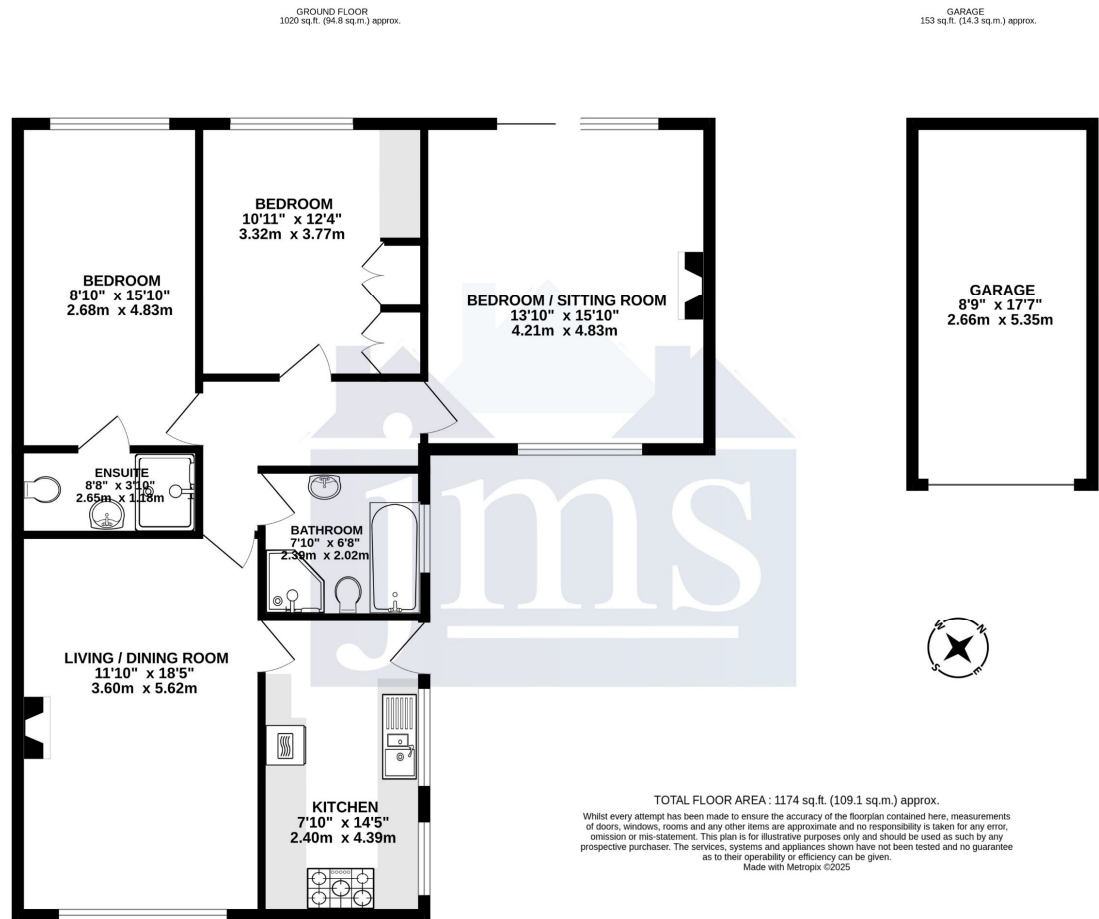
There are stunning countryside walks on the doorstep to this property. The River Trent is just a few minutes' walk away offering cycle paths and footpaths to explore the local area.

Council Tax Band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



4 Millennium Way, Phoenix Centre
Nottingham NG8 6AS

Tel: 01159 068 074

Elite Homes and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Elite Homes has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.



ELITE HOMES

Consultative Estate Agents with Integrity