



ELITE HOMES

Consultative Estate Agents with Integrity



44 Bridle Road, Burton Joyce, Nottingham
NG14 5FS

Overview

Charming 4-Bedroom Detached Home with Huge Potential!

Nestled in a highly sought-after location, just a short walk from the heart of the village and its amenities, this character-filled 4-bedroom detached home offers a fantastic opportunity for those with a vision.

In need of refurbishment, this property presents endless potential to create your dream family home.

Key Features

- Character 4-Bedroom Detached Home – offering excellent potential for refurbishment.
- Great Location – Walking distance to the village amenities in peaceful setting.
- Dual-Aspect Living & Dining Room – an inviting space with plenty with cozy fireplace.
- Good-Sized Kitchen/Breakfast Area –offering the potential to create a modern family kitchen.
- Four Well-Proportioned Bedrooms.
- Large Family Bathroom – with great potential to be modernized to suit your needs.
- Large Established Garden – patio areas, lawn, vegetable beds and fruit trees.

Description

A charming 4-bedroom detached home with character, offering great potential for its new owners.

Features include a dual-aspect living/dining room, spacious kitchen, large driveway and detached garage, established long garden and desirable village location.

Accommodation

Upon entering, you're welcomed by a spacious entrance hall with a handy cloaks area and convenient downstairs wc, ideal for family living and guests. At the rear of the property, you'll find a good-sized kitchen/breakfast area, perfect for casual dining, along with a lean-to offering additional storage or project space.

The dual-aspect living and dining room is a standout feature, offering plenty of natural light from the bay window and patio doors to the garden, as well as a cozy fireplace, creating a warm and inviting atmosphere. This flexible space is perfect for both relaxed evenings and more formal entertaining.

On the first floor, you'll find four good sized bedrooms, each offering ample storage and potential to suit a variety of needs. The large family bathroom provides plenty of space for a growing family, with the potential for modern upgrades to suit your tastes.

The property's generous driveway and expansive frontage provide ample parking space, with a garage for additional storage or workshop use. Step outside to discover a large, established rear garden—an absolute gem—with multiple patios, a lawn area, and dedicated vegetable and fruit tree planting spaces at the top. This tranquil garden is ideal for outdoor dining, gardening enthusiasts, or simply unwinding in a beautiful setting.

Whether you're looking to restore the character of this home or redesign it to suit modern tastes, this property offers the perfect blend of space, potential, and location.

Location

This fantastic family home is located in a particularly sought after part of Burton Joyce, a short stroll from the many amenities on offer in the village. These include a variety of shops, post office, public houses, nurseries, a primary school, dentist and doctors surgeries.

The facilities at nearby the Victoria Retail Park, just 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. 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.

With easy access to Burton Joyce Primary School and choice of secondary schools, this location is great for families.

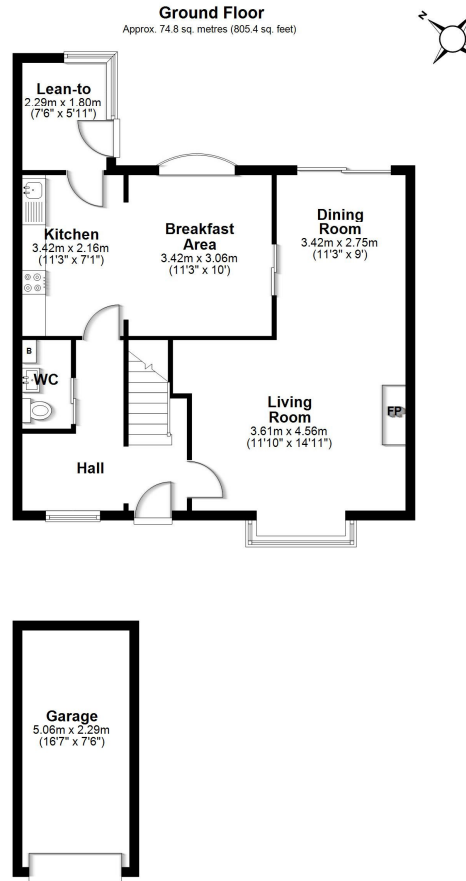
There are stunning countryside walks on the doorstep to this property. The village of Lambley is just a short walk over the hill and the River Trent is just a short stroll away offering cycle paths and footpaths to explore the local area.

Council Tax Band F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 126.3 sq. metres (1359.8 sq. feet)

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