



## 4 Blackacre, Burton Joyce, Nottingham, NG14 5BS

**Price Guide £240,000**

- Three Bedroom House
- Spacious Throughout
- Bathroom and Shower Room
- Garden Room
- No Upward Chain
- Benefits from Solar Panels which can save up to 1/3 of energy costs
- Large Lounge
- Front and Rear Gardens
- Garage En-Bloc
- GUIDE PRICE £240,000 - £260,000



# 4 Blackacre, Nottingham NG14 5BS

GUIDE PRICE £240,000 - £260,000 - Spacious Three Bedroom Mid Terrace House. Large Lounge. Three Good Size Bedrooms. Bathroom and Ground Floor Shower Room. Front and Rear Gardens. Garden Room. Garage En-Bloc. Benefits from Solar Panels which can save up to 1/3 of energy costs. No Upward Chain.



Council Tax Band:



#### ENTRANCE HALL

Laminate wood effect flooring. Door to the shower room and dining room.

#### SHOWER ROOM

5'9 x 6'5

Low level flush toilet. Plumbing for a washing machine. Corner shower cubicle with electric shower. Pedestal wash basin. Frosted window to the front elevation. Roof window.

#### DINING ROOM

10'4 x 10'9

Laminate wood effect flooring. Radiator. Two understairs cupboards. Door to the Kitchen. Double doors to the Lounge. Opens into Snug area. Stairs to the first floor.

#### SNUG

5'3 x 7'2

Laminate wood effect flooring. Four roof windows and window to the front elevation.

#### LOUNGE

19'2 x 10'10

Patio doors opening into the garden. Window to the rear. Radiator.

#### KITCHEN

7'4 x 10'8

A range of base and wall units. Space for slimline dishwasher and cooker. Worktops with inset stainless steel sink unit. Space for under counter fridge and freezer. Door to the Conservatory.

#### CONSERVATORY

12'5 x 5'2

Tiled flooring. Door to the rear garden. Space for Fridge/Freezer.

#### FIRST FLOOR LANDING

Doors to all Bedrooms and the Bathroom. Airing cupboard housing the gas combination boiler.

#### MASTER BEDROOM

11'3 x 9'3

Built in wardrobes. Window to the rear. Radiator.

#### BEDROOM TWO

10'9 x 10'2

Laminate wood effect flooring. Built in wardrobes. Window to the rear.

#### BEDROOM THREE

7'7 x 7'4

Window to the side/rear elevation. Radiator.

#### BATHROOM

Vanity unit with integrated wash hand basin.

Panelled bath with electric shower. Low level toilet. Window.

#### GARDEN ROOM

12'3 9'7

With power and lighting.

#### EXTERIOR

Pedestrian access and garden to the front. Large mature rear garden with gate to the en-bloc garages.







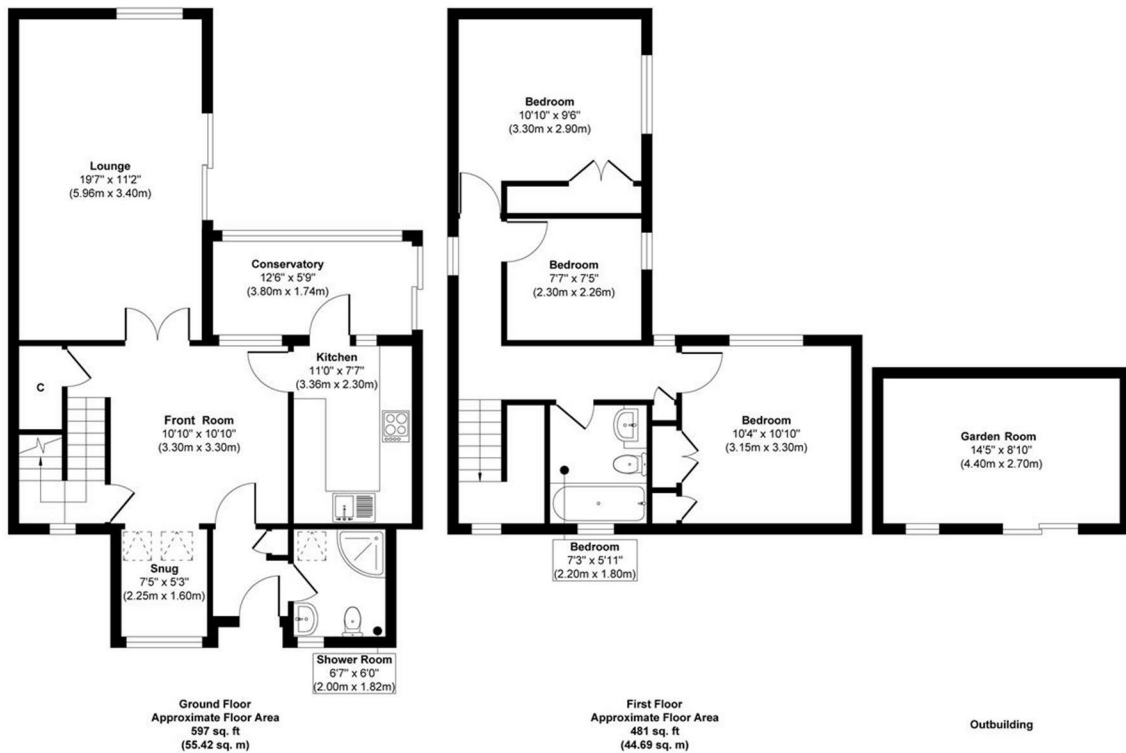
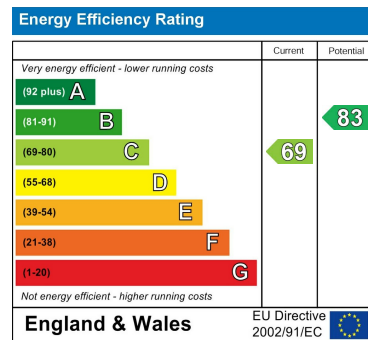


## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

C



**Approx. Gross Internal Floor Area 1078 sq. ft / 100.11 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.