



14 Coot Way, Burton Joyce, Stoke Bardolph – NG14 5JP

Guide Price **£310,000**

DavidJames
the estate agent



14 Coot Way

Burton Joyce, Stoke Bardolph,
Nottingham

GUIDE PRICE £310,000 - £320,000 Impressive four-bed semi-detached modern family home in a desirable cul-de-sac! Superb principal suite, spacious living accommodation and a beautifully landscaped southerly-facing rear garden!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Impressive three-storey semi-detached home
- Sought-after Burton Joyce cul-de-sac near schools, shops and Victoria Retail Park
- Perfect family purchase with versatile space for modern living
- Contemporary dining kitchen with a range of integrated appliances
- Bright and spacious rear lounge with feature French doors
- Generous first-floor layout offering three versatile double bedrooms
- Spacious second-floor main bedroom with dressing area and en-suite shower room
- Modern first-floor bathroom with electric shower over bath
- Landscaped southerly-facing rear garden ideal for relaxing and entertaining
- Driveway and link-detached garage providing off-street parking



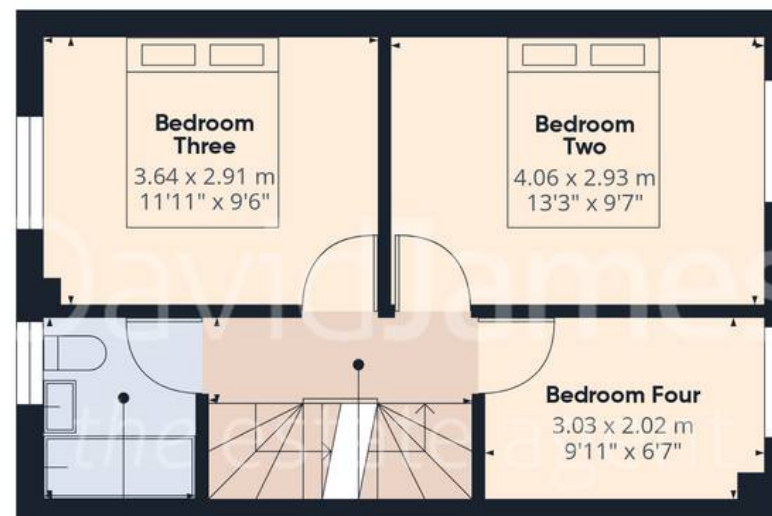






Ground Floor WC
1.74 x 0.93 m
5'8" x 3'0"

Floor 0 Building 1



Bathroom
1.68 x 2.03 m
5'6" x 6'7"

Landing
2.83 x 1.05 m
9'3" x 3'5"

Floor 1 Building 1

Approximate total area⁽¹⁾

99 m²

1066 ft²

Reduced headroom

3.9 m²

42 ft²



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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