



£300,000

OFFERS OVER

ST. HELENS CRESCENT
BURTON JOYCE

- SPACIOUS SEMI DETACHED
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM
- KITCHEN/DINER
- DRIVEWAY AND GARAGE
- EPC C



Spacious & Versatile Family Home in Sought-After Burton Joyce

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS WELL-PRESENTED SEMI-DETACHED HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, MAKING IT AN IDEAL PURCHASE FOR GROWING FAMILIES. SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF BURTON JOYCE, THE PROPERTY ENJOYS A PEACEFUL RESIDENTIAL SETTING WHILST BEING CONVENIENTLY POSITIONED FOR A WIDE RANGE OF LOCAL AMENITIES, WELL-REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

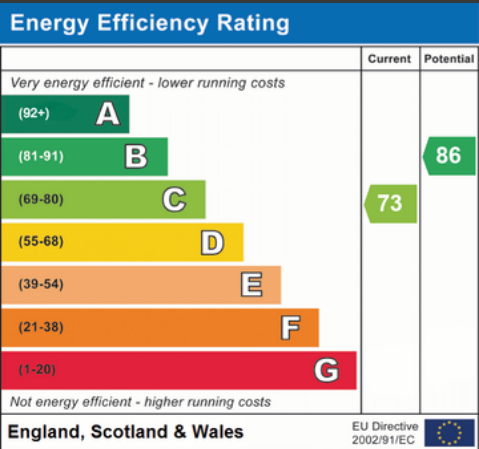
THE ACCOMMODATION BEGINS WITH A WELCOMING HALLWAY. FROM HERE, THERE IS ACCESS TO A MODERN GROUND FLOOR SHOWER ROOM, WHILST A VERSATILE THIRD BEDROOM IS ALSO LOCATED ON THE GROUND FLOOR, IDEAL AS A GUEST BEDROOM OR HOME OFFICE.

THE SPACIOUS LIVING ROOM PROVIDES AN EXCELLENT SPACE FOR RELAXING AND ENTERTAINING, WITH STAIRS RISING TO THE FIRST-FLOOR ACCOMMODATION. THE LIVING ROOM FLOWS SEAMLESSLY THROUGH TO THE FITTED KITCHEN, WHICH OFFERS A RANGE OF WALL AND BASE UNITS, AMPLE WORKTOP SPACE AND ROOM FOR A VARIETY OF APPLIANCES. OFF THE KITCHEN IS A USEFUL REAR PORCH, CURRENTLY UTILISED AS A LAUNDRY AREA WITH SPACE FOR WHITE GOODS AND PROVIDING ACCESS TO THE REAR GARDEN.

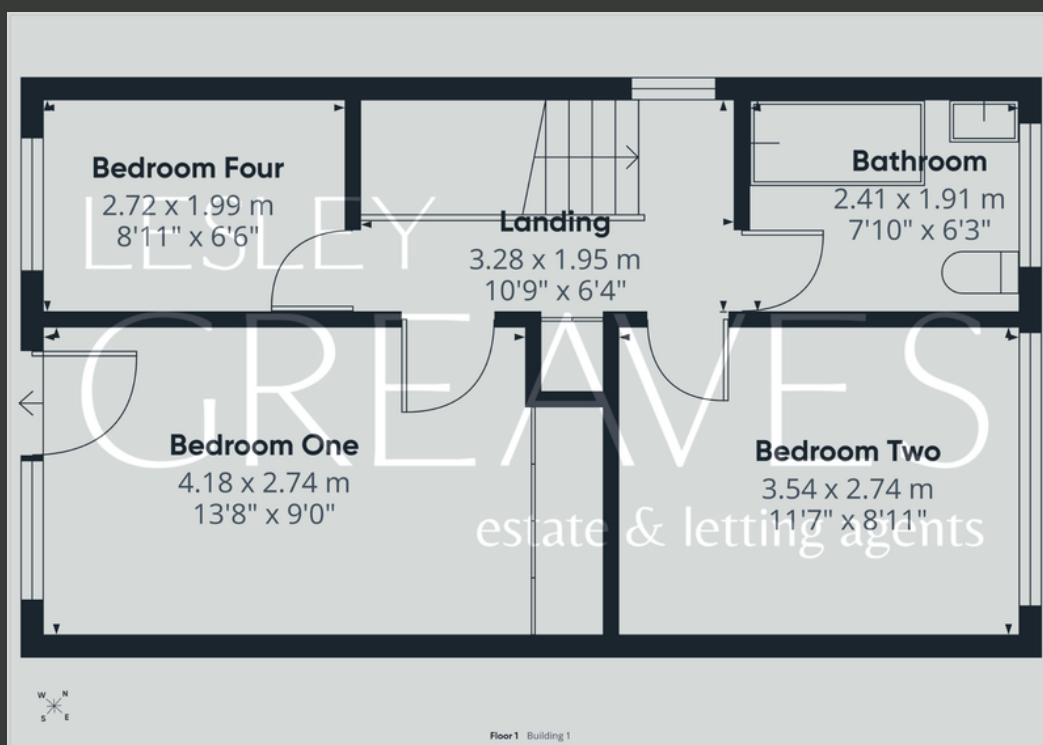
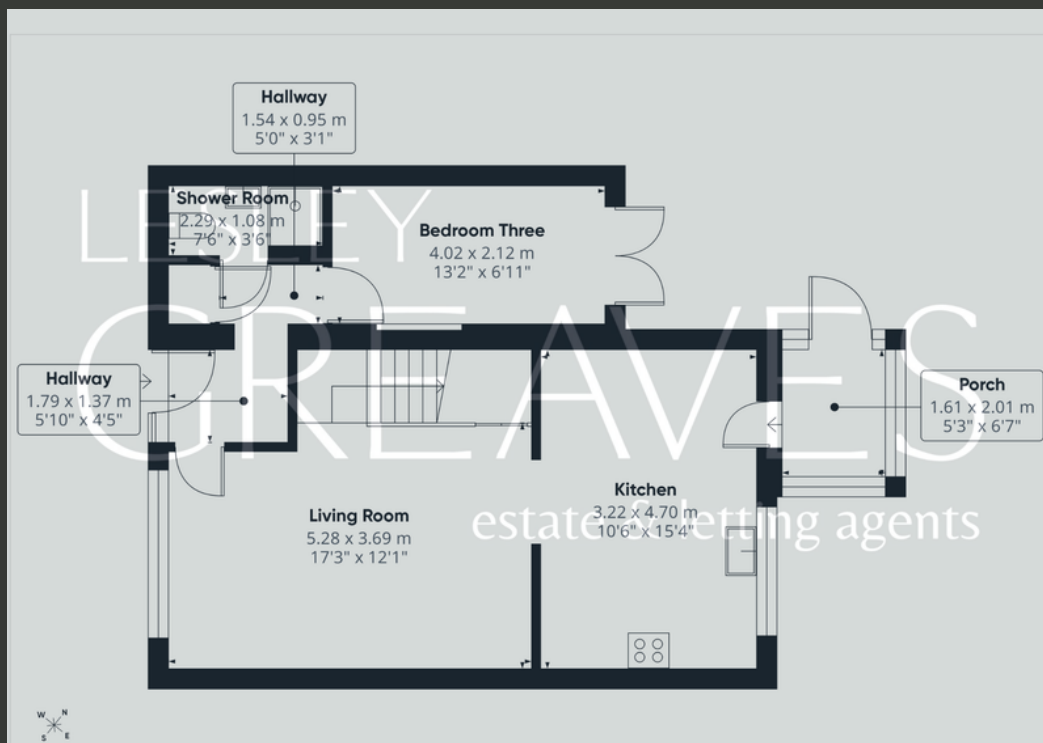
TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, PROVIDING COMFORTABLE AND VERSATILE ACCOMMODATION FOR FAMILIES. THE PRINCIPAL BEDROOM ENJOYS DIRECT ACCESS TO A BALCONY, OFFERING A LOVELY OUTLOOK OVER THE FRONT GARDEN. COMPLETING THE FIRST FLOOR IS THE FAMILY BATHROOM, FITTED WITH A THREE-PIECE SUITE COMPRISING A BATH WITH SHOWER OVER, WASH HAND BASIN AND WC.

EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING OFF-ROAD PARKING. TO THE REAR, THE PROPERTY BOASTS A PRIVATE AND ENCLOSED GARDEN, FEATURING A GENEROUS PAVED PATIO IDEAL FOR OUTDOOR DINING AND ENTERTAINING, ALONGSIDE A LAWN WITH MATURE PLANTED BORDERS. GATED REAR ACCESS LEADS TO A SINGLE GARAGE, LOCATED WITHIN A NEARBY BLOCK, PROVIDING SECURE PARKING OR VALUABLE ADDITIONAL STORAGE.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 95 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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