



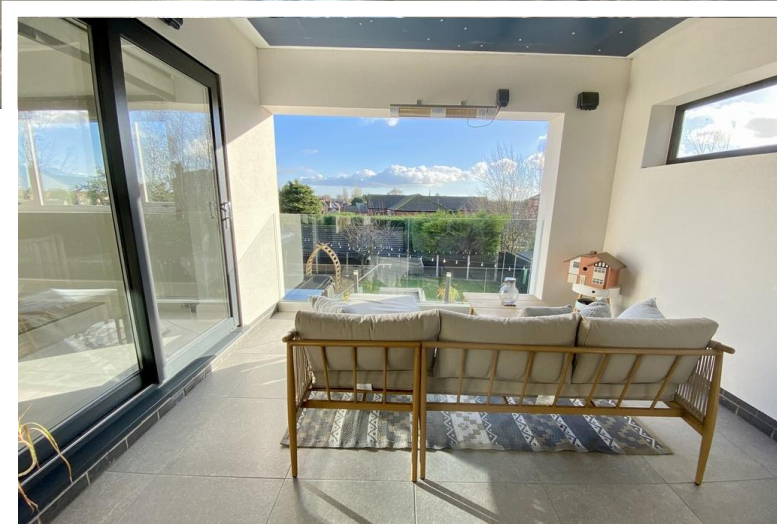
**6 Mayfield Avenue, Burton Joyce,  
Nottingham, NG14 5FH**



Book a Viewing!

**Guide price  
£575,000**

Located in the heart of the village, this beautifully renovated detached home offers a wonderful blend of contemporary design and easy, everyday comfort. Thoughtfully modernised from top to bottom - including a new roof, full rewire, new heating system, and stylish kitchen and bathrooms - the property is perfectly suited to anyone seeking a home that feels both fresh and refined. Arranged over two floors, the home opens into a welcoming entrance hall with a built-in cloaks cupboard and sleek tiled flooring with underfloor heating that flows through to the contemporary kitchen/breakfast room. This bright, social space features quartz worktops, quality integrated appliances and access to a practical utility/boiler room with plumbing for a washing machine. The generous living room and separate study/dining room both open onto an elevated, enclosed balcony with a stylish glass balustrade - a perfect spot to unwind or entertain while overlooking the garden. A fourth bedroom and chic shower room complete the ground floor, offering ideal flexibility for guests or home working. Upstairs, a beautifully presented family bathroom with a roll-top bath serves three further bedrooms. Two feature charming vaulted ceilings, while the principal bedroom boasts an en-suite shower room and a glass Juliet balcony framing lovely views. The gardens to the front and rear have been thoughtfully landscaped, complementing the block-paved driveway with space for three cars and access to the detached brick-built garage. At the rear, a purpose-built garden bar with its own WC offers an exceptional additional space - perfect for entertaining or converting into a stylish home office if desired. This is a home that seamlessly blends modern comfort with village living, offering practicality and contemporary style in equal measure.



#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – E.**

**LOCAL AUTHORITY -** Gedling Borough Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Alasdair Morrison and Mundys.

#### **LOCATION**

Burton Joyce is a charming village in Nottinghamshire, about seven miles from Nottingham city centre. It has a well-regarded primary school and access to secondary education nearby, such as Carlton le Willows Academy. Amenities include local shops, a village hall, medical practices, and a community garden. The village is well-connected, with its own railway station on the Nottingham to Lincoln line and regular bus services into the city, making it ideal for commuters seeking a quieter, village lifestyle.



#### ENTRANCE HALL

Composite door, uPVC double glazed windows, built-in cloaks cupboard, stairs to the first floor, opening to study/dining room, doors to the living room, kitchen breakfast room, bedroom 4 and shower room. Vertical radiator, inset spotlights and centre light and tiled floor with underfloor heating.

#### LIVING ROOM

20' 4" x 16' 8" (6.2m x 5.1m) With uPVC double glazed windows to front and rear, uPVC double glazed French doors onto balcony, radiators, inset spotlights and log burner effect gas fire.

#### KITCHEN/BREAKFAST ROOM

16' 0" x 11' 1" (4.9m x 3.4m) Fitted with a range of tall and base units with a quartz upstands and work surfaces incorporating a centre breakfast bar island with drawers, an under counter one and a half bowl sink unit with a brush chrome mixer tap, integrated Bosch dishwasher and fridge freezer, fitted Bosch oven and combination oven and ceramic hob, extractor and drinks fridge. Tiled floor with underfloor heating, inset spotlights, vertical radiators, door to utility boiler room and uPVC double glazed windows to the front elevation.



#### UTILITY BOILER ROOM

11' 9" x 4' 11" (3.6m x 1.5m) With uPVC double glazed window to the front elevation, uPVC double glazed opaque door to the side, tiled floor with underfloor heating, wall mounted boiler, hot water tank, inset spotlights, radiator and plumbing for a washing machine.



#### STUDY / DINING ROOM

11' 5" x 10' 2" (3.5m x 3.1m) With uPVC double glazed window to the rear elevation, uPVC double glazed sliding doors onto balcony and a radiator.

#### BEDROOM FOUR

9' 10" x 8' 6" (3m x 2.6m) With uPVC double glazed window to the side elevation and a radiator.

#### SHOWER ROOM

7' 10" x 7' 10" (2.4m x 2.4m) Fitted with a three piece suite comprising a walk in shower with a electric fed rain head shower and attachment, low level WC and wash hand basin set within a vanity unit, vertical heated towel rail radiator, tiled splash backs, extractor, inset spotlights, tiled floor and uPVC double glazed opaque window to the front elevation.



#### COVERED BALCONY

11' 5" x 10' 2" (3.50m x 3.1m) With tiled floor, glass balustrade, outside wall mounted heater, uPVC double glazed window and door to the side.

#### FIRST FLOOR LANDING

With double glazed Skylight window, access to loft space, inset spotlights and doors to the bathroom and to three bedrooms.



#### BATHROOM

6' 10" x 7' 10" (2.1m x 2.4m) Three piece suite comprising a roll top bath with mixer shower attachment, low level WC, wash hand basin set within a vanity unit, vertical heated towel rail radiator, inset spotlights, tiled splashbacks and floor and uPVC double glazed opaque window to the side elevation.

#### DRESSING AREA

10' 5" x 6' 10" (3.2m x 2.1m) With door to en-suite and opening to master bedroom.

#### MASTER BEDROOM

15' 5" x 10' 5" (4.7m x 3.2m) With uPVC double glazed windows with French doors and Juliet style glass balcony to the rear, double glazed skylight window to the side elevation, vaulted ceiling, access and storage into the eaves and door to en-suite.



#### EN-SUITE

8' 10" x 8' 2" plus recess (2.7m x 2.5 m) Fitted with a three piece suite comprising a walk-in shower with a mains fed rain head shower with attachment, low level WC and wash hand basin set within a vanity unit, tiled splashbacks, tiled floor, wall mounted vanity units, inset spotlights, extractor, vertical heated towel rail radiator and uPVC double glazed opaque window to the side elevation.

#### BEDROOM TWO

14' 5" into recess x 11' 1" (4.4m x 3.4m) With uPVC double glazed window to the front elevation, radiator, access and storage into the eaves, vaulted ceiling and laminate flooring.



#### BEDROOM THREE

9' 2" x 8' 10" (2.8m x 2.7m) With uPVC double glazed window to the side elevation, radiator and laminate flooring.

#### OUTSIDE

To the front there is a lawn garden and block paved driveway and pathway. There is gated access at both sides and a detached brick built garage. To the rear there is a paved patio with glass balustrade with LED lighting and steps leading to further patio area, lawned garden and bar.

#### BAR

With uPVC double glazed windows to three elevations, uPVC double glazed door, fitted bar, sink, shelving and spotlights. Door to WC with wash hand basin set within a vanity unit, tiled splashbacks and extractor.



#### GARAGE

16' 4" x 9' 2" (5,4m x 2.8m) Having an electric roller door, uPVC double glazed window to the rear elevation, power and lighting.



## AGENTS NOTE

In order to comply with the Property Misdescriptions Act 1979 we must point out that the vendor is a member of staff at Alasdair Morrison & Munds.

### WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

### SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

### REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWJ, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

### GENERAL

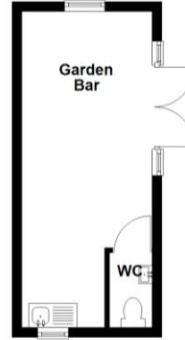
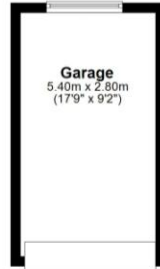
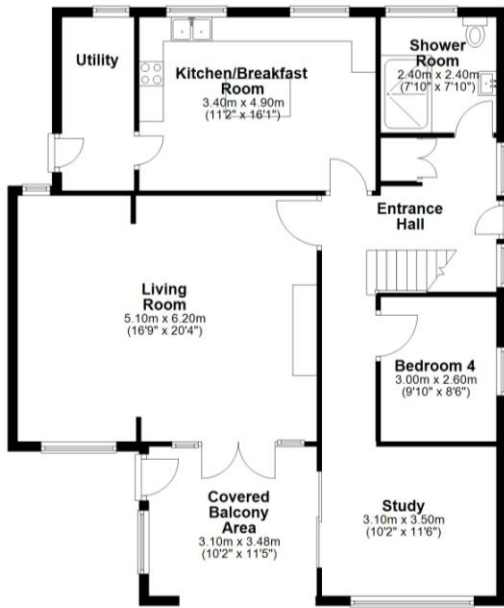
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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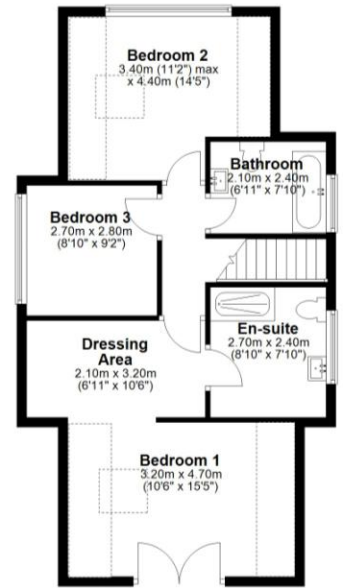
### Ground Floor

Approx. 137.9 sq. metres (1484.3 sq. feet)



### First Floor

Approx. 61.8 sq. metres (665.0 sq. feet)



Total area: approx. 199.7 sq. metres (2149.2 sq. feet)  
**6 Mayfield Avenue, Burton Joyce**



46 Middle Gate  
Newark  
NG24 1AL  
newark@amorrison-mundys.net  
01636 700888

22 King Street  
Southwell  
NG25 0EN  
southwell@amorrison-mundys.net  
01636 813971

29 Silver Street  
Lincoln  
LN2 1AS  
info@mundys.net  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
info@mundys.net  
01673 847487

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