Robert Ellis

look no further. . .







LOVELY LOCATION!

Bulcote Drive

Burton Joyce, Nottingham NG14 5AZ

Guide Price £240,000 Freehold

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Situated within the ever-popular village of Burton Joyce, this detached two-bedroom bungalow presents a fantastic opportunity for buyers seeking single-storey living in a desirable residential location. Offering well-proportioned accommodation throughout and excellent potential for modernisation, the property is ideal for downsizers, investors or those looking to create a home tailored to their own tastes and requirements.

The accommodation comprises a spacious lounge featuring a bay-fronted window and fireplace, creating a bright and welcoming living space. The fitted kitchen provides a range of wall and base units with ample space for appliances and offers access to the side of the property. There are two well-proportioned bedrooms, including a principal bedroom overlooking the rear garden, together with a family bathroom fitted with a corner bath and shower over.

Externally, the property benefits from a driveway providing off-road parking and access to the attached garage. To the rear, the tiered garden has been thoughtfully landscaped to incorporate patio seating areas, lawned sections and mature shrubs, offering a private and attractive outdoor environment.

Burton Joyce remains one of Nottinghamshire's most sought-after villages, offering a range of local shops, pubs, schools and regular transport links to Nottingham city centre, whilst also being surrounded by picturesque countryside and riverside walks.





Kitchen
7'51 x 13'99 approx (2.13m x 3.96m approx)
UPVC double glazed entrance door to the side elevation, carpeted flooring, wall mounted radiator, door leading through to the lounge, UPVC double glazed windows to the front and side elevations, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge freezer, wall mounted boiler.

Lounge
11'30 x 17'92 approx (3.35m x 5.18m approx)
Carpeted flooring, UPVC double glazed bay window to the front elevation, wall mounted radiator, fireplace.

Bedroom One
10'59 x 8'42 approx (3.05m x 2.44m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
8'37 x 12'30 approx (2.44m x 3.66m approx)
UPVC double glazed window to the rear elevation, built-in wardrobes, carpeted flooring, wall mounted radiator.

Bathroom
7'44 x 6'26 approx (2.13m x 1.83m approx)
Carpeted flooring, airing cupboard, tiled splashbacks, wall mounted radiator, handwash basin with separate hot and cold taps, corner bath with separate hot and cold taps with electric shower over, UPVC double glazed window to the side elevation, WC.

Outside
To the rear of the property there is a tiered rear garden incorporating a range of paved patio areas and lawned area accessible via steps, a range of mature plants and shrubbery planted to the borders, fencing and hedging to the boundaries, access to the side of the property where there is a paved patio space.

To the front of the property there is a driveway providing off the road parking, access to the garage and steps giving access to the property.

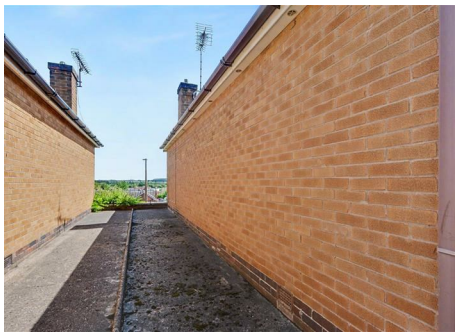
Garage
8'33 x 17'04 approx (2.44m x 5.28m approx)
Up and over door to the front elevation, light and power.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





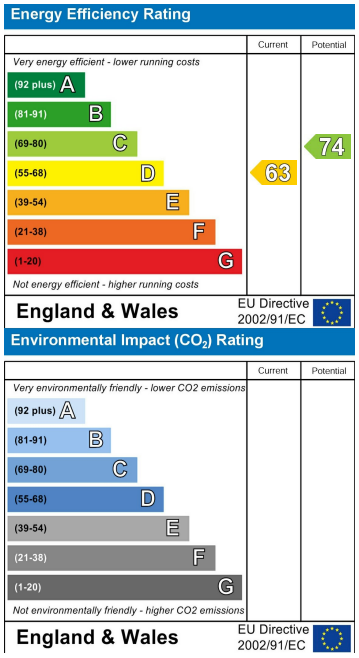












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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