



# £375,000

GUIDE PRICE

ORCHARD CLOSE  
BURTON JOYCE

- DETACHED
- VILLAGE LOCATION
- THREE RECEPTION ROOMS
- NO CHAIN
- UTILITY ROOM
- GARAGE
- EPC D



# Charming Detached Bungalow in Burton Joyce

LESLEY GREAVES ESTATE AND LETTING AGENTS ARE DELIGHTED TO PRESENT THIS WELL-MAINTAINED DETACHED PROPERTY, LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF BURTON JOYCE. SET OVER TWO FLOORS, THE PROPERTY OFFERS WELL-PROPORTIONED AND VERSATILE LIVING SPACE THROUGHOUT.

THE GROUND FLOOR FEATURES A WELCOMING HALLWAY, A CONVENIENT WC/UTILITY ROOM, SPACIOUS LIVING ROOM WITH DUAL ASPECT WINDOWS, A GOOD-SIZED KITCHEN FITTED WITH A RANGE-STYLE COOKER AND TWO ADDITIONAL RECEPTION ROOMS, ONE OF WHICH BENEFITS FROM PATIO DOORS LEADING OUT TO THE REAR GARDEN.

THESE RECEPTION ROOMS OFFER FLEXIBILITY AND COULD EASILY SERVE AS ADDITIONAL BEDROOMS, DINING AREAS, OR HOME OFFICE SPACES TO SUIT A VARIETY OF LIFESTYLES.

UPSTAIRS, THERE ARE TWO GOOD-SIZED DOUBLE BEDROOMS, BOTH BENEFITING FROM FITTED WARDROBES, ALONG WITH A MODERN FAMILY BATHROOM THAT INCLUDES A SEPARATE SHOWER. THE PROPERTY ALSO BENEFITS FROM A NEW BOILER INSTALLED IN FEBRUARY 2025, ADDING TO ITS APPEAL AND ENERGY EFFICIENCY.

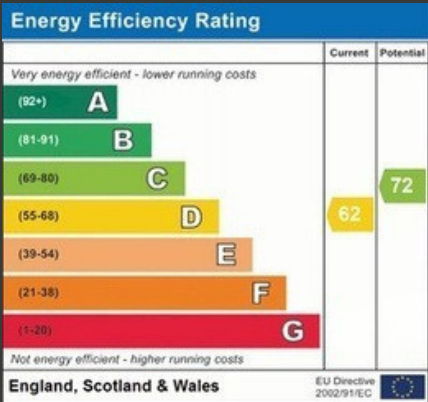
EXTERNALLY, THE HOME FEATURES BEAUTIFULLY MAINTAINED GARDENS TO THE FRONT AND REAR, A DRIVEWAY OFFERING AMPLE OFF-STREET PARKING AND A GARAGE PROVIDING ADDITIONAL STORAGE OR PARKING SPACE.

SITUATED IN THE POPULAR VILLAGE OF BURTON JOYCE, THE LOCATION OFFERS EXCELLENT LOCAL AMENITIES, SCENIC SURROUNDINGS AND STRONG TRANSPORT LINKS TO NOTTINGHAM AND NEWARK.

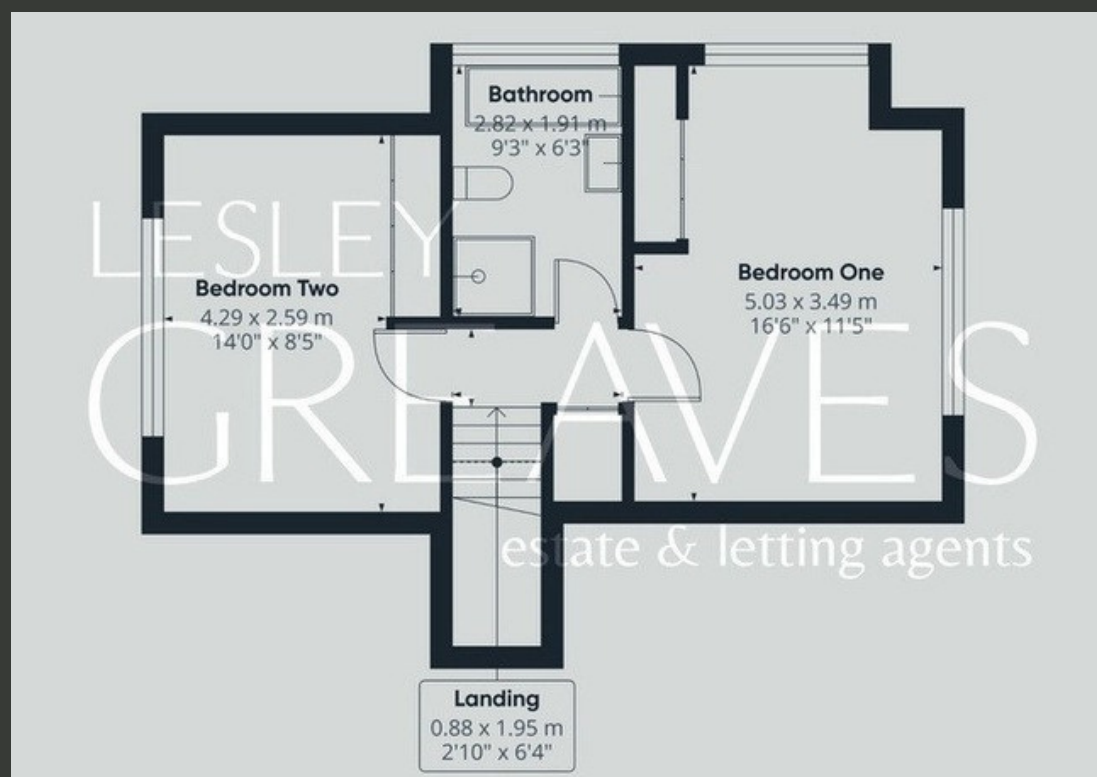
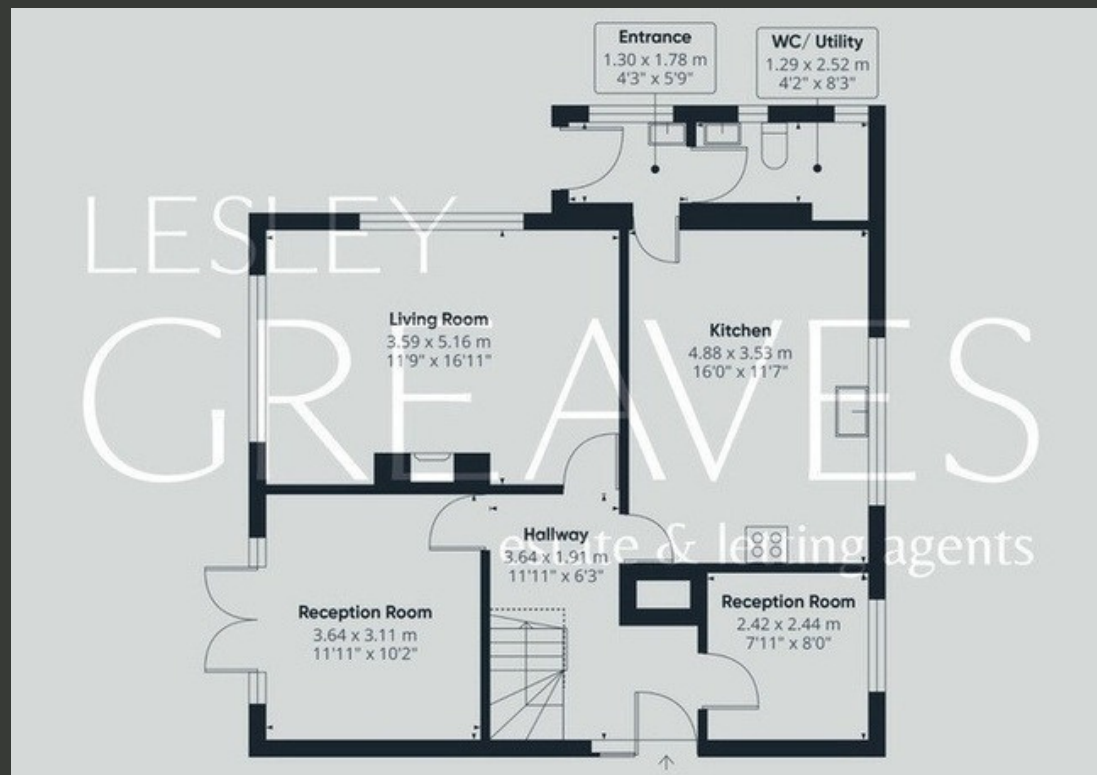
THIS PROPERTY IS IDEAL FOR FAMILIES, PROFESSIONALS, OR DOWNSIZERS SEEKING A PEACEFUL YET WELL CONNECTED LOCATION.

EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 111 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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