



£425,000

OLIVE GROVE
BURTON JOYCE

- DETACHED HOME
- FOUR BEDROOMS
- KITCHEN/DINER
- SPLIT LEVEL LIVING
- CUL DE SAC POSITION
- EPC B



Four Bedroom Detached Family Home Tucked Away in a Quiet Cul-de-Sac

WE ARE DELIGHTED TO PRESENT THIS SPACIOUS FOUR-BEDROOM DETACHED HOME, SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF BURTON JOYCE. SET WITHIN A SOUGHT-AFTER LOCATION, THE PROPERTY OFFERS CONVENIENT ACCESS TO THE EXCELLENT AMENITIES THE VILLAGE HAS TO OFFER, INCLUDING LOCAL SHOPS, POPULAR SCHOOLS AND BEAUTIFUL COUNTRYSIDE WALKS.

ARRANGED OVER THREE FLOORS, THIS VERSATILE HOME PROVIDES FLEXIBLE LIVING ACCOMMODATION, FANTASTIC VIEWS AND A BEAUTIFULLY LANDSCAPED REAR GARDEN, MAKING IT IDEAL FOR FAMILIES AND PROFESSIONALS ALIKE. THE PROPERTY ALSO BENEFITS FROM THE ADDITION OF SOLAR PANELS, HELPING TO IMPROVE ENERGY EFFICIENCY AND REDUCE RUNNING COSTS.

THE WELCOMING ENTRANCE HALLWAY LEADS TO A BRIGHT AND SPACIOUS LIVING ROOM, WHERE LARGE WINDOWS ALLOW NATURAL LIGHT TO FILL THE SPACE. A SEPARATE DINING AREA PROVIDES THE PERFECT SETTING FOR FAMILY MEALS OR ENTERTAINING GUESTS.

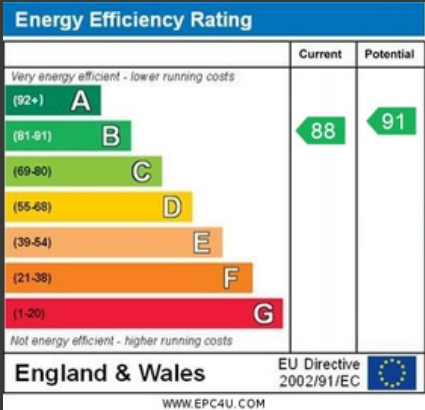
THE LOWER GROUND FLOOR COMPRISES A MODERN FITTED KITCHEN/DINER WITH FRENCH DOORS LEADING ONTO THE REAR PATIO AND GARDEN, PERFECT FOR INDOOR-OUTDOOR LIVING. THIS LEVEL ALSO OFFERS AN ADDITIONAL BEDROOM OR SECOND RECEPTION ROOM AND A STYLISH SHOWER ROOM, PROVIDING FLEXIBLE LIVING SPACE.

TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, EACH ENJOYING PLEASANT OUTLOOKS, TOGETHER WITH A MODERN FAMILY BATHROOM.

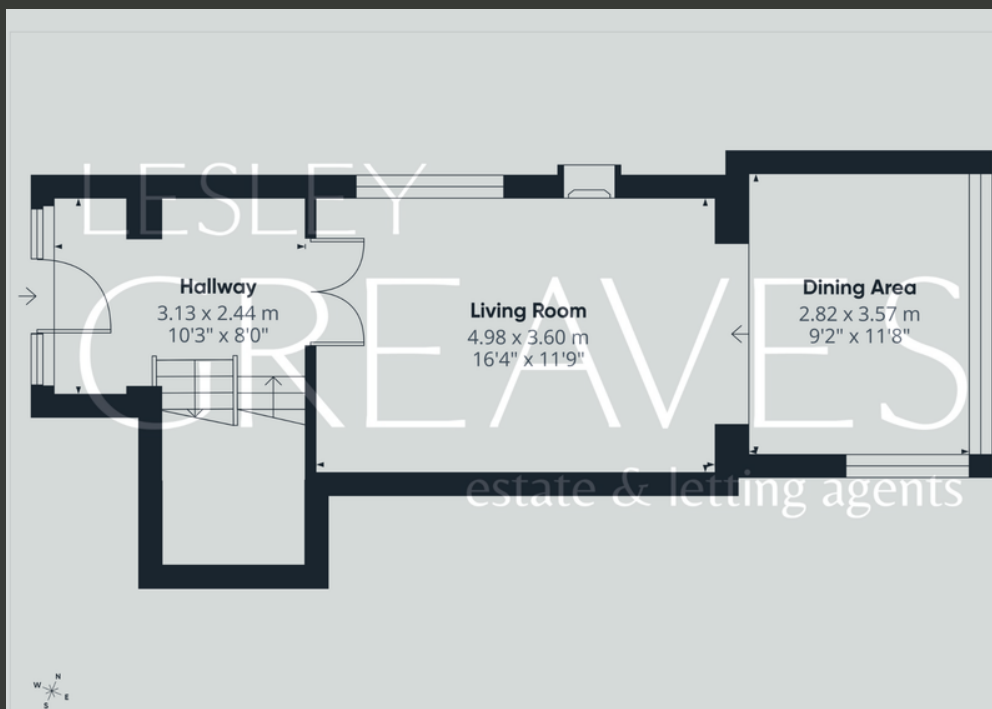
EXTERNALLY, THE PROPERTY FEATURES A PRIVATE DRIVEWAY, DETACHED GARAGE AND A BEAUTIFULLY MAINTAINED REAR GARDEN, COMPRISING A COMBINATION OF PATIO, LAWN AND SEATING AREAS IDEAL FOR RELAXING OR ENTERTAINING DURING THE WARMER MONTHS.

LOCATED IN A PEACEFUL RESIDENTIAL SETTING, JUST MOMENTS FROM BURTON JOYCE PRIMARY SCHOOL, THE PROPERTY ALSO BENEFITS FROM EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE AND EASY ACCESS TO THE SURROUNDING COUNTRYSIDE.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; TBC









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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