

Emma Terry Homes

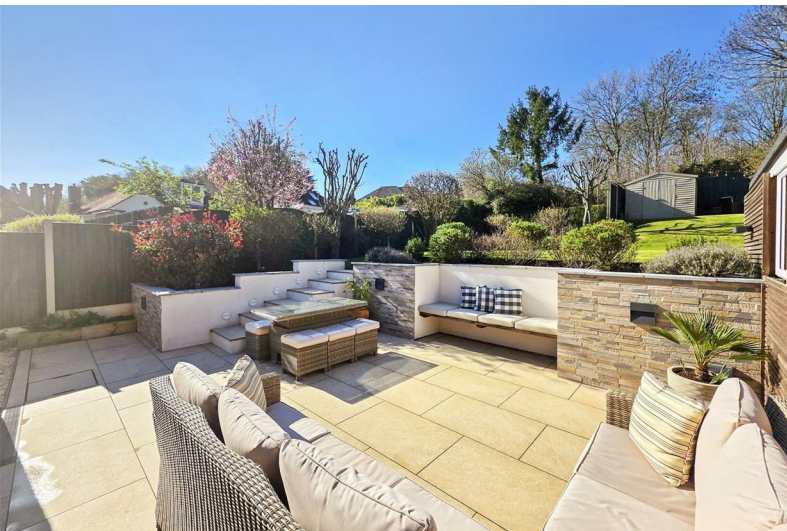
moving made personal



1 Bulcote Drive

Burton Joyce, Nottingham, NG14 5AZ

Offers over £400,000



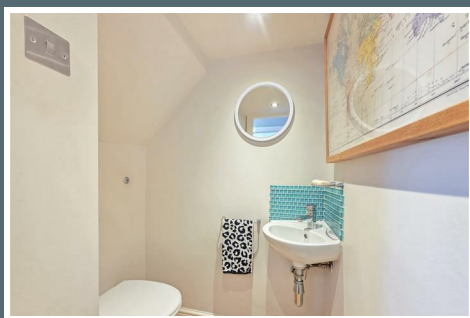
1 Bulcote Drive, Burton Joyce, Nottingham NG14 5AZ

Situated in the village of Burton Joyce, this well-presented bay-fronted three-bedroom detached home at 1 Bulcote Drive offers an excellent opportunity for families to live in a beautiful home in a highly regarded village.

Internally, the property benefits from well-proportioned living space, with a bay-fronted reception room creating a bright and welcoming focal point, alongside a stylish dining kitchen with French doors opening directly onto the beautiful tiled patio area, perfect for indoor-outdoor living and entertaining. To the first floor, the property offers three bedrooms, two of which are bay-fronted, along with a modern four-piece family bathroom, providing a comfortable and practical space for family life.

Externally, the property features a driveway providing off-street parking and access to the garage, along with a useful outbuilding. Access is available to the rear via both sides of the property, leading to a tiered garden with stunning tiled patio and lawned areas, backing onto woodland and open countryside, creating a private and picturesque setting.

Burton Joyce is a highly regarded village offering a range of local amenities including shops, pubs, cafes, and well-regarded schools, along with excellent transport links, including a nearby railway station providing easy access to Nottingham city centre.



PORCH

Composite entrance door to property and stained glass door with sidelights to entrance hall.

ENTRANCE HALL

A central heating radiator, doors through to living room, WC and dining kitchen and stairs to first floor.

LIVING ROOM

14'6" x 12'2" (4.42 x 3.73)

A central heating radiator, gas feature fireplace and UPVC double glazed bay window to front.

DINING KITCHEN

14'5" (max) x 20'1" (max) (4.41 (max) x 6.14 (max))

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, ceramic hob and extractor fan, integrated fridge, space for fridge/freezer and washing machine, a central heating radiator, UPVC double glazed window to rear and UPVC double glazed French doors with sidelights to rear.

WC

Low level flush WC and wash hand basin with mixer tap.

LANDING

UPVC double glazed obscure window to side and doors through to bedroom 1, 2 and 3 and bathroom.

BEDROOM 1

14'7" x 11'10" (4.45 x 3.63)

A central heating radiator and UPVC double glazed window to rear.

BEDROOM 2

13'1" x 11'5" (4.00 x 3.48)

A central heating radiator and UPVC double glazed bay window with seating and storage to front.

BEDROOM 3

7'7" x 6'11" (2.32 x 2.11)

A central heating radiator and UPVC double glazed bay window with shutters to front.

BATHROOM

8'10" x 6'9" (2.71 x 2.08)

Low level flush WC, wash hand basin with mixer tap in vanity unit, separate mains shower cubicle, Victoria + Albert Freestanding bath with central mixer tap, heated towel rail and UPVC double glazed obscure window to rear.

GARAGE

Power and lighting.

OUTBUILDING

Houses Combi-Boiler and space for tumble dryer.

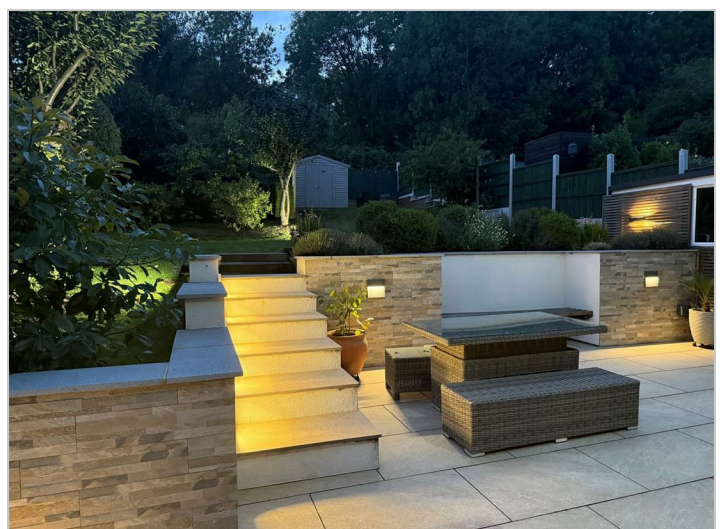
OUTSIDE

Outside, the property benefits from a driveway providing off-street parking and access to the garage, with access to the rear available via both sides of the property.

The rear garden is beautifully landscaped and arranged over two tiers. It features a tiled patio area and a built-in seating area with steps leading to a generous lawn and another tiled patio area, all backing onto woodland and open countryside.









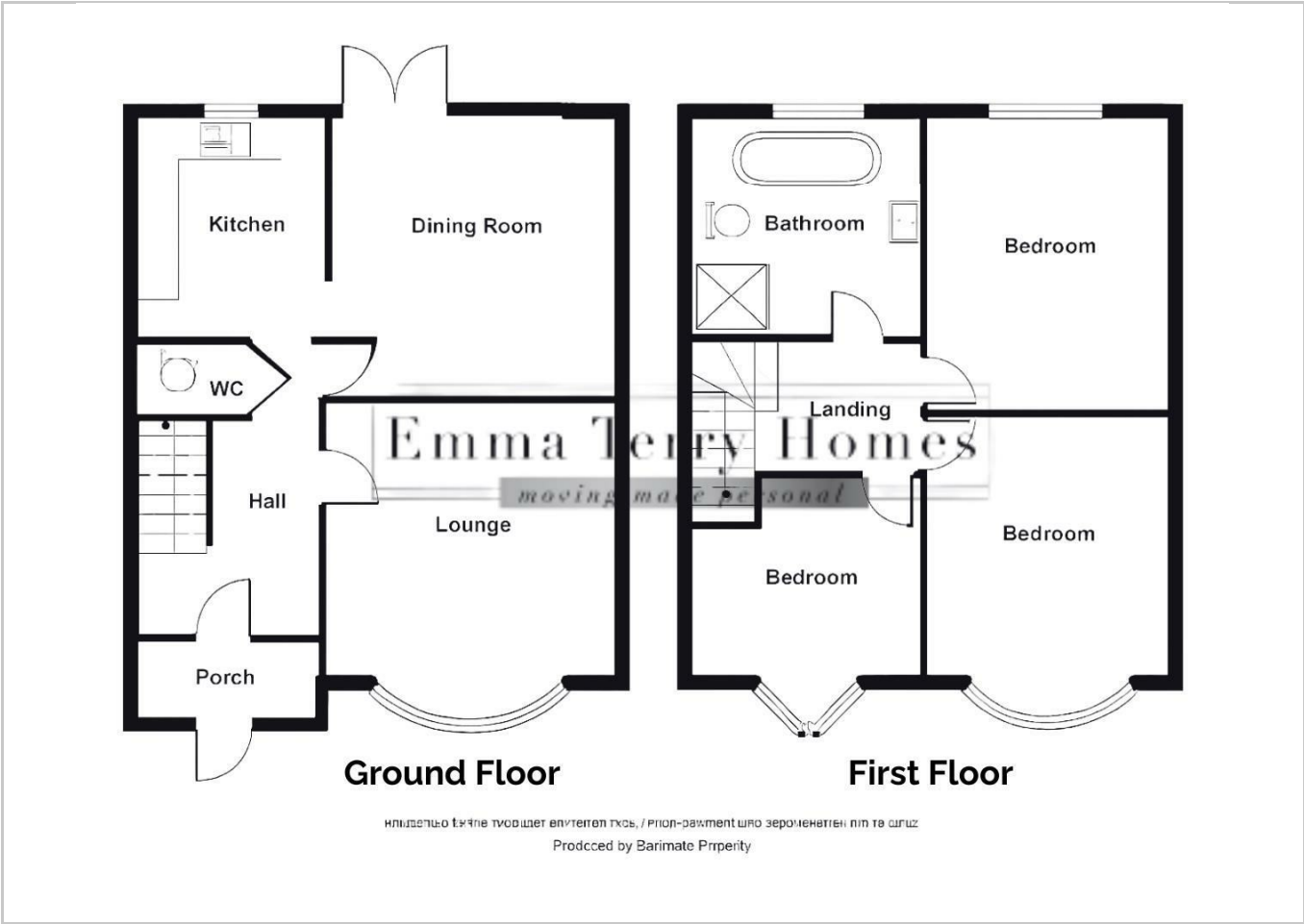
Road Map



Hybrid Map



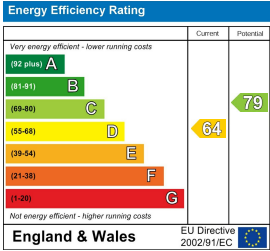
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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