



# £210,000

BROOKLYN AVENUE  
BURTON JOYCE

- PERIOD COTTAGE
- TWO BEDROOMS
- CONSERVATORY
- SHOWER ROOM
- GARDEN ROOM/OFFICE
- EPC D



# Charming Two-Bedroom Cottage with Garden Room

THIS TWO-BEDROOM COTTAGE IS SITUATED JUST OFF LAMBLEY LANE IN THE SOUGHT-AFTER VILLAGE OF BURTON JOYCE. COMBINING CHARACTERFUL FEATURES WITH WELL-PROPORTIONED ACCOMMODATION, THE PROPERTY ALSO BENEFITS FROM A CONSERVATORY AND DETACHED GARDEN ROOM/HOME OFFICE.

THE ACCOMMODATION BEGINS WITH A COUNTRY-STYLE KITCHEN, FITTED WITH A RANGE OF WALL AND BASE UNITS AND PROVIDING SPACE FOR APPLIANCES. THE KITCHEN LEADS THROUGH TO THE MAIN LIVING ACCOMMODATION.

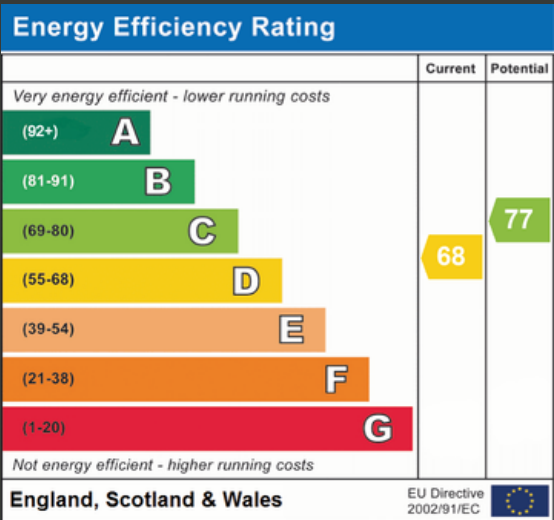
THE LIVING ROOM PROVIDES A COMFORTABLE AND WELCOMING SPACE, WITH STAIRS RISING TO THE FIRST FLOOR AND USEFUL BUILT-IN STORAGE. THE ROOM OPENS DIRECTLY INTO THE CONSERVATORY, CREATING AN ADDITIONAL RECEPTION/DINING AREA WITH AN ABUNDANCE OF NATURAL LIGHT AND VIEWS OVER THE REAR GARDEN. FRENCH DOORS PROVIDE DIRECT ACCESS OUTSIDE.

TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED BEDROOMS, TOGETHER WITH A SHOWER ROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM A REAR GARDEN PROVIDING SPACE FOR OUTDOOR SEATING AND ENTERTAINING. A PARTICULAR FEATURE IS THE MODERN PURPOSE-BUILT DETACHED GARDEN ROOM, CURRENTLY UTILISED AS A HOME OFFICE AND OFFERING VALUABLE ADDITIONAL SPACE FOR THOSE WORKING FROM HOME OR REQUIRING A VERSATILE HOBBY OR RECREATIONAL SPACE.

BURTON JOYCE IS A HIGHLY REGARDED VILLAGE SITUATED ON THE RIVER TRENT, OFFERING A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT CONNECTIONS. THE VILLAGE BENEFITS FROM BOTH RAIL AND DIRECT BUS SERVICES INTO NOTTINGHAM CITY CENTRE, MAKING THE PROPERTY WELL PLACED FOR COMMUTERS WHILST ENJOYING A POPULAR VILLAGE SETTING.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 56 SQ METERS

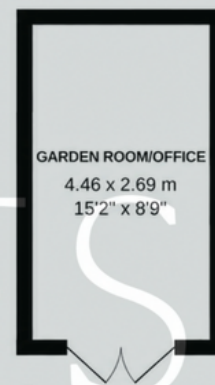
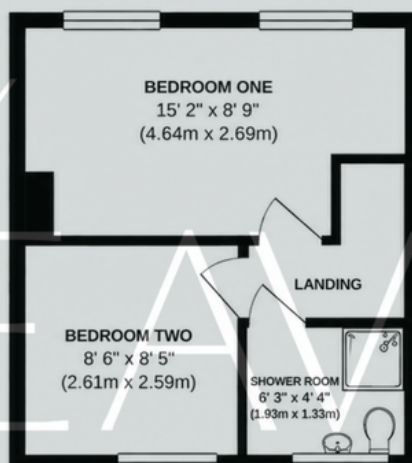
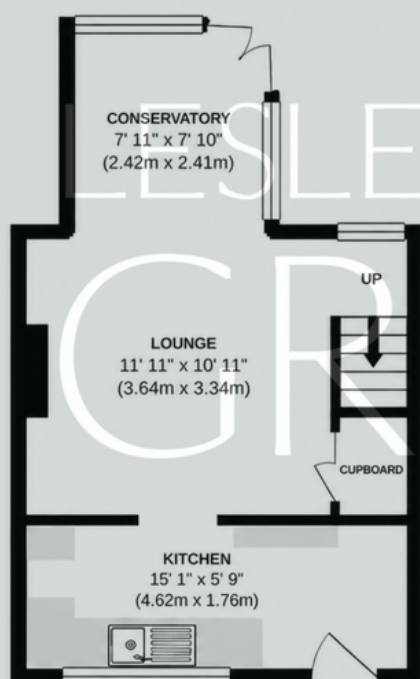




GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR  
256 sq.ft. (23.8 sq.m.) approx.

OUTBUILDING  
92 sq.ft. (8.5 sq.m.) approx.



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TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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