



DavidJames
the estate agent

Jackdaw Lane, Burton Joyce, Nottingham, NG14 5LD

£1,250 Per Calendar Month

About This Property

Situated in the sought-after area of Burton Joyce, this BRAND NEW three bedroom semi-detached home offers modern living with energy efficiency in mind, benefitting from solar panels. The property features a spacious living room, and a contemporary dining kitchen complete with a range of built-in appliances including a fridge freezer, dishwasher, oven, hob and extractor. The dining area is enhanced by double patio doors opening out onto a private, lawned rear garden. To the first floor, there are three well-proportioned bedrooms, including a generous main bedroom with ensuite facilities and a built-in storage fitted with hanging rails. A stylish three-piece family bathroom with shower over bath serves the remaining bedrooms. Externally, the property benefits from a driveway providing off-road parking for two cars to the front and a lawned rear garden. Ideally located close to local amenities, reputable schools and transport links.

TENANCY DETAILS

Available From: NOW

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: B

Council Band: TBC

Pets: Considered

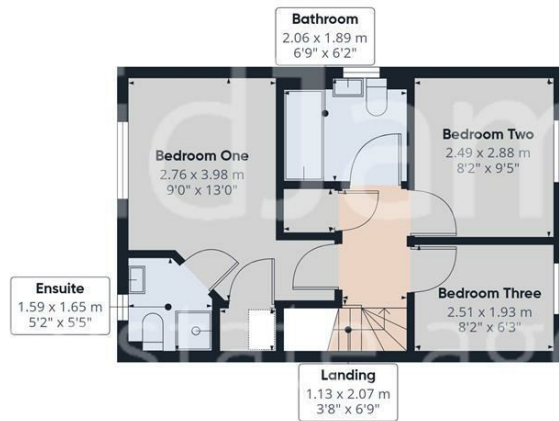
- BRAND NEW semi-detached home
- Energy efficient with solar panels
- Spacious living room
- Modern dining kitchen with integrated appliances
- Double patio doors leading to rear garden
- Three bedrooms, main bedroom with ensuite and built-in storage
- Contemporary family bathroom with shower over bath
- High performance glazing & gas central heating
- Lawned rear garden
- Driveway providing off-road parking







Floor 0



Floor 1



Approximate total area*
68.6 m²
737 ft²

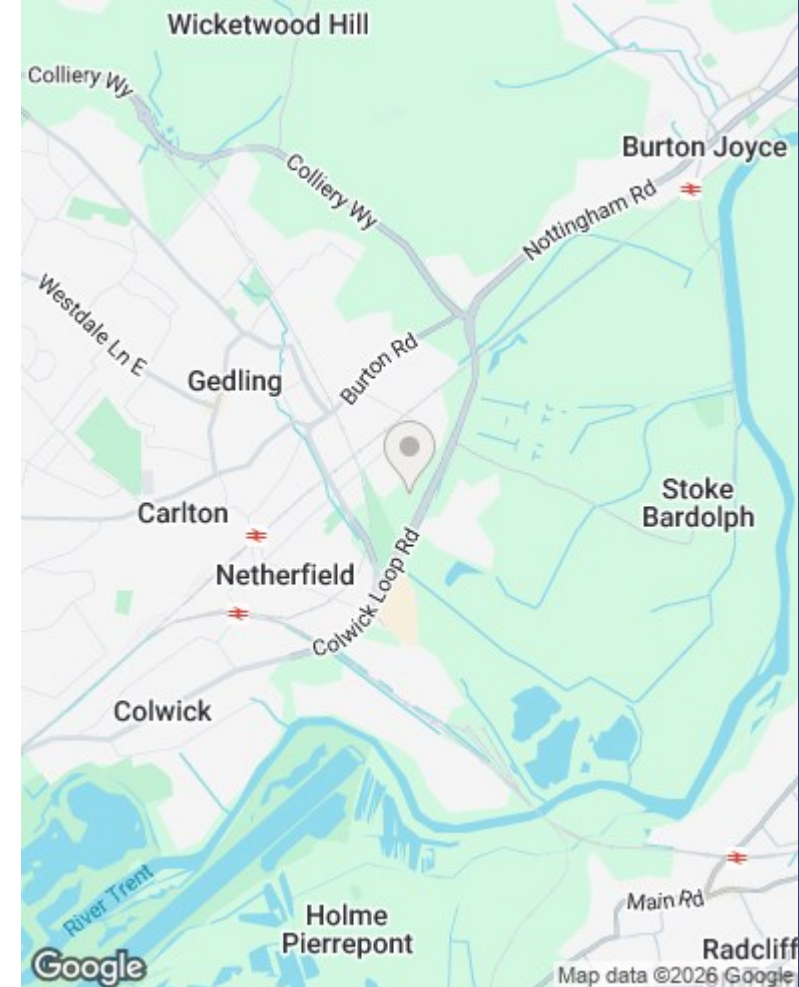
Reduced headroom
0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: New Build
Gedling Borough Council**

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

