



12 Brooklyn Avenue, Burton Joyce,  
Nottingham, NG14 5BJ

Guide Price £240,000

Tel: 01636 816200

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Character Cottage
- Lounge Open Plan to Conservatory
- 1st Floor Shower Room
- Southerly Facing Rear
- Popular and Well-Regarded Village
- Attractive Kitchen
- Two Bedrooms
- Low Maintenance Gardens
- Superb Garden Cabin
- Viewing Highly Recommended

An opportunity to purchase a charming and well presented cottage, set back from Lambly Lane in a quiet setting.

The welcoming accommodation features an attractive fitted kitchen and a cosy lounge which flows seamlessly into the conservatory. This creates a light-filled, open-plan living space that works perfectly for everyday living as well as entertaining, with views and access onto the garden.

To the first floor are two well-proportioned bedrooms and a modern shower room. Outside, the property enjoys a low-maintenance rear garden with a sunny south-facing aspect, providing an ideal space to relax and unwind. The garden is further enhanced by a stylish garden cabin, offering a highly versatile area suitable for home working, a studio, or a peaceful retreat, adding valuable flexibility to the property.

### ACCOMMODATION

A uPVC double glazed entrance door opens into the kitchen.

### KITCHEN

Fitted with an attractive range of cream, cottage-style units with wall cupboards, base units, and drawers, complemented by a butchers block-style solid timber worktop. There is an inset stainless steel single drainer sink with spray mixer tap. Space is provided for appliances, including plumbing for a dishwasher and washing machine, along with an electric cooker point. The room features tiled flooring, tiled splashbacks, a chrome towel radiator, and a uPVC double-glazed window to the front aspect. A solid oak sliding door leads through to the lounge.

### LOUNGE

The lounge is a well proportioned reception room with laminate flooring, a central heating radiator, and a useful under stairs storage cupboard. The room is open to the conservatory.

### CONSERVATORY

Of uPVC and brick construction, featuring laminate flooring, a central heating radiator, and uPVC double glazed French doors opening onto the rear garden.

### REAR HALLWAY

With laminate flooring and a uPVC double glazed window overlooking the garden. Stairs rise to the first floor landing.

### FIRST FLOOR LANDING

Having an access hatch to the roof space.

### BEDROOM ONE

A double bedroom with a central heating radiator and two uPVC double glazed windows to the rear aspect.

### BEDROOM TWO

Having a central heating radiator, a uPVC double glazed window to the front aspect, and a cupboard housing the Worcester combination boiler.

### SHOWER ROOM

Comprising a low level w/c, vanity wash basin with waterfall mixer tap and storage below, and a corner shower enclosure with glazed sliding doors. The shower features a mains fed rainfall shower head with an additional handheld spray. Mermaid boarding is fitted to the shower area, with tiled walls elsewhere. Additional features include a chrome towel radiator and a uPVC double glazed obscure window to the front aspect.

### GARDENS & CABIN

To the front is a small gravelled area providing access to the entrance door. The rear garden is fully enclosed with timber panel fencing and laid mainly to gravel/stone for low maintenance. A pathway leads to a superb garden cabin, offering a versatile and useful space with power and lighting and uPVC double glazed French doors.

### ON STREET PARKING

On street parking may be found on the nearby Lambly Lane, a short walk from the property.

### COUNCIL TAX

The property is registered as council tax band A.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

The property is situated on an unadopted road.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>











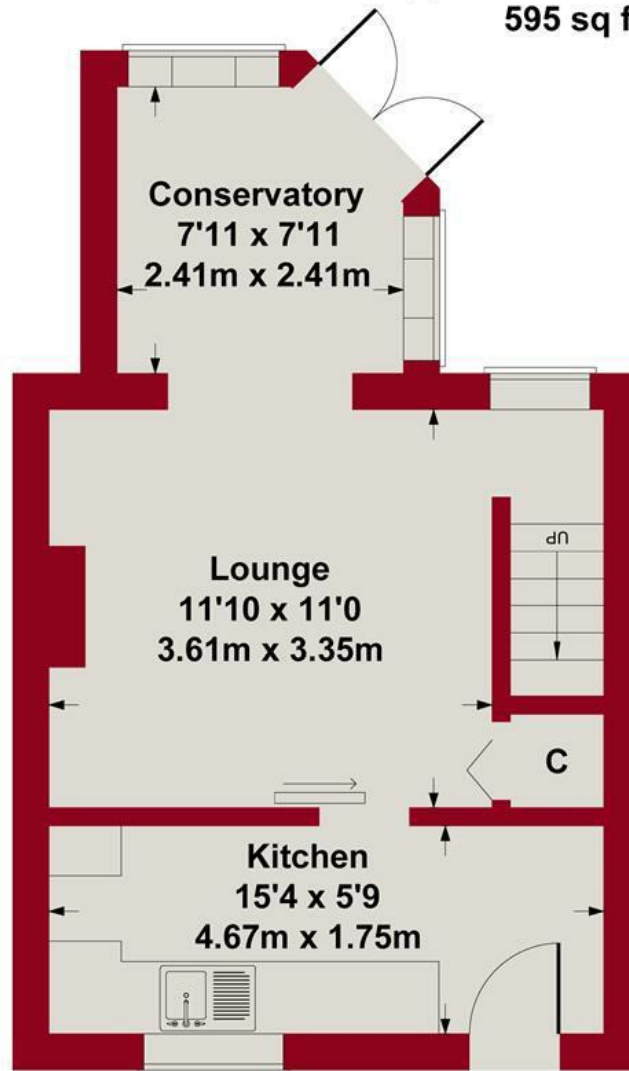




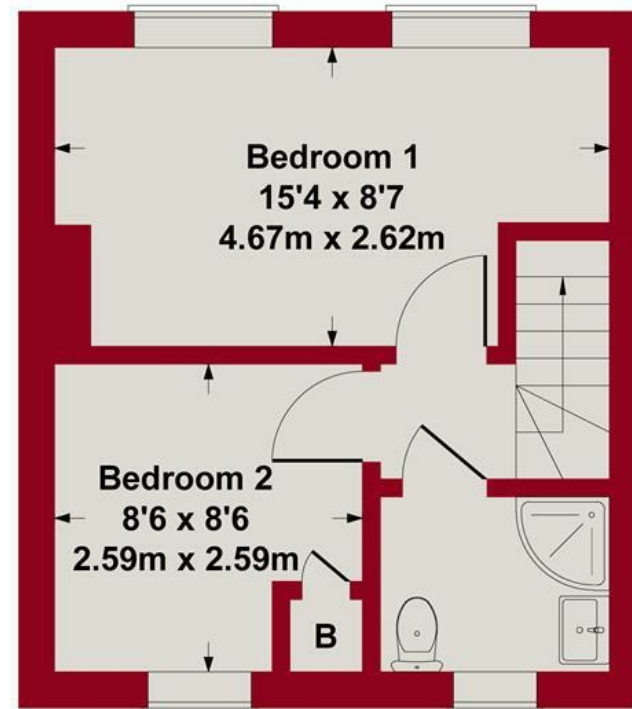




Approximate Gross Internal Area  
595 sq ft - 55 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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**RICS**



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