



49 Bulcote Drive, Burton Joyce
£325,000

 **NEWTON FALLOWELL**

49 Bulcote Drive

Burton Joyce, Nottingham

Offered to the market is this Detached, Three Bedroom Bungalow. Enjoying an elevated position with views over Burton Joyce and the countryside beyond and having accommodation comprising: Entrance Hall, Living Room, Kitchen, four piece Family Bathroom, Three Double Bedroom, Garage, driveway providing off street parking raised Rear Garden. EPC - TBC. Council tax Band - D. Freehold.

Council Tax band: D

Tenure: Freehold





Entrance Hall

Double glazed front door, doors to the internal accommodation and airing cupboard.

Kitchen

15' 0" x 8' 5" (4.56m x 2.57m)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, built-in electric double oven and grill, four ring electric hob, space and plumbing for slim line dishwasher and washing machine, space for full sized fridge freezer, wall mounted gas central heating boiler (Installed approximately 3 years ago and serviced in 2026) uPVC double glazed windows to the front and side elevation, uPVC double glazed door and tiled flooring.

Living Room

17' 7" x 11' 9" (5.36m x 3.57m)

A light and bright primary reception room with uPVC double glazed window to the front elevation, feature fireplace and television point.

Bedroom One

8' 7" x 12' 1" (2.62m x 3.68m)

UPVC double glazed window and built-in wardrobes and bedroom furniture.

Bedroom Two

8' 8" x 9' 3" (2.64m x 2.83m)

UPVC double glazed window and built-in wardrobes and bedroom furniture.

Bedroom Three

9' 1" x 11' 10" (2.76m x 3.61m)

UPVC double glazed window.

Bathroom

9' 5" x 6' 4" (2.87m x 1.94m)

Fitted with a four piece suite comprising: W.C., wash basin, shaped bath and corner shower cubicle, tiling to wet areas and uPVC double glazed window.





Garage

Garage door to the front

Outside

The property enjoys an elevated position having steps leading up to the entrance where there is a seating area and raised pond, further steps then lead to the rear garden which has been landscaped and is laid mainly to lawn with timber shed ideal for storage and green house and has uninterrupted views over Burton Joyce and the countryside beyond.

Agents Note

This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

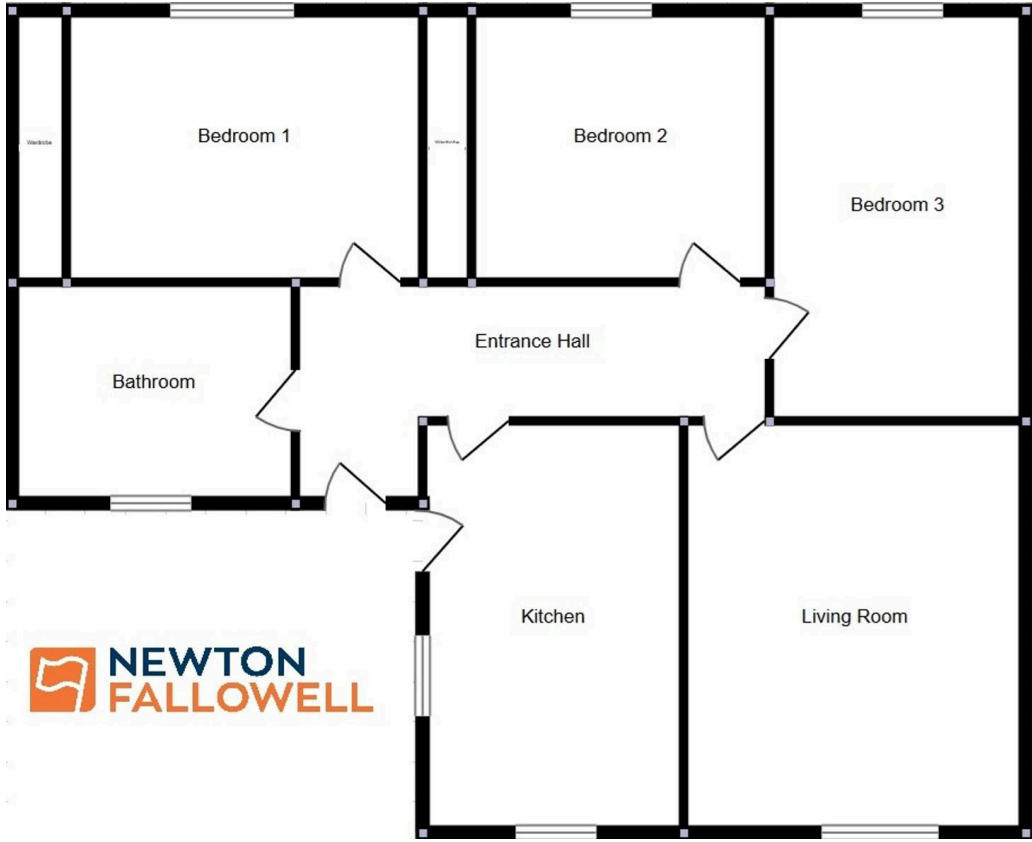
Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







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