



LESLEY
GREAVES
estate & letting agents





Guide Price £450,000-£500,000

Crow Park Drive
Burton Joyce
Nottingham
NG14 5AS

EPC Rating C

Substantial detached bungalow in a popular residential location with potential scope to utilise the loft space by converting into further accommodation, subject to the necessary permission. In brief the accommodation comprises a porch, entrance hallway, store room, kitchen, living room opening to a dining room, three bedrooms, en- suite, family bathroom, WC and utility room. The property occupies a good size plot, has a double garage to the front and landscaped gardens. The garden to the rear has a selection a mature plants and trees. Viewings are highly recommended to appreciate the deceptive size of accommodation on offer. Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.





PORCH

5' 1" x 5' 0" (1.55m x 1.54m)

ENTRANCE HALLWAY

5' 11" x 13' 11" (1.81m x 4.26m)

STORE

7' 7" x 4' 1" (2.33m x 1.26m)

WC

7' 7" x 4' 5" (2.32m x 1.35m)

KITCHEN

11' 6" x 10' 11" (3.53m x 3.33m)

UTILITY ROOM

8' 6" x 7' 1" (2.60m x 2.17m)

LIVING ROOM

23' 5" x 12' 11" (7.16m x 3.96m)

DINING ROOM

11' 7" x 10' 1" (3.55m x 3.08m)

MASTER BEDROOM

11' 11" x 12' 5" (3.65m x 3.81m)

EN-SUITE

8' 11" x 4' 3" (2.72m x 1.30m)

BEDROOM TWO

12' 6" x 10' 4" (3.82m x 3.15m)

BEDROOM THREE

11' 5" x 7' 7" (3.48m x 2.32m)

FAMILY BATHROOM

11' 6" x 8' 2" (3.53m x 2.51m)



Tenure: Freehold

Council Tax Band E

Local Authority: Gedling Borough Council

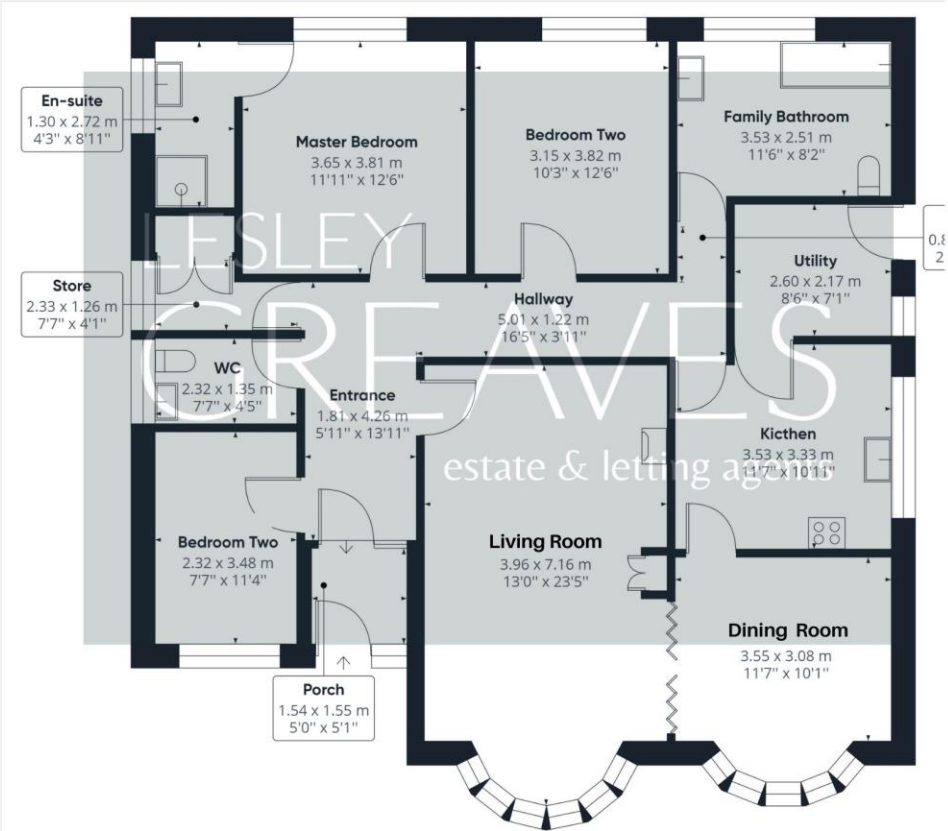
Property Directions:

From the centre of Burton Joyce, proceed towards Nottingham City Centre along Nottingham Road and Crow Park Drive can then be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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