

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)



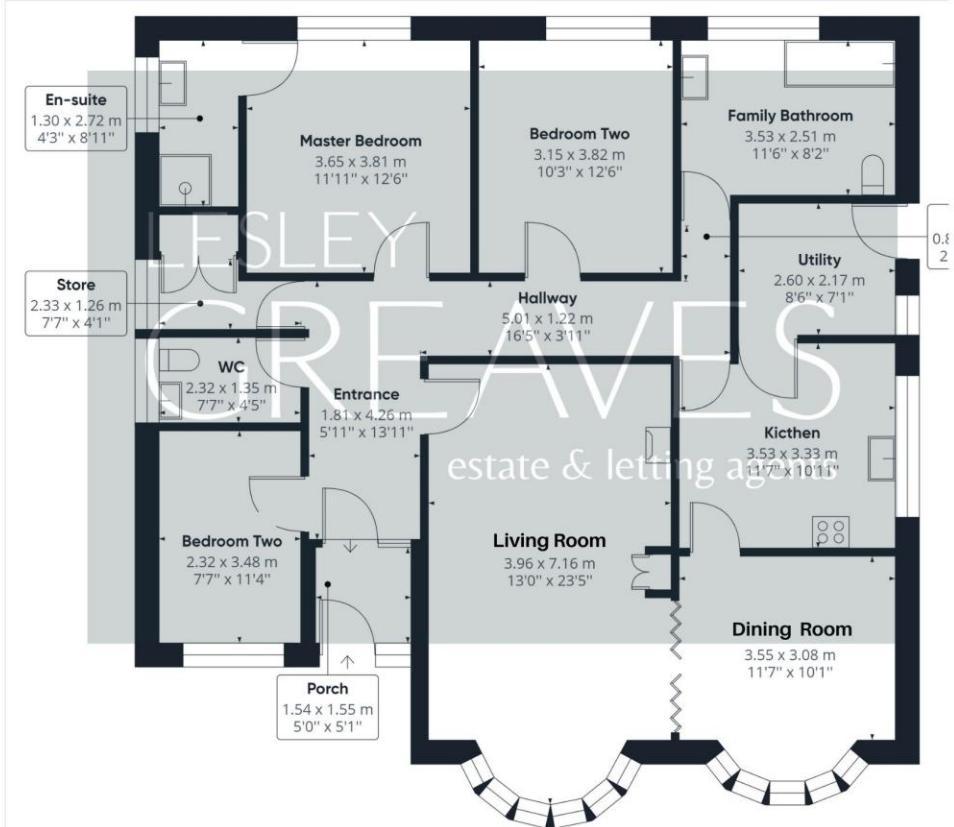
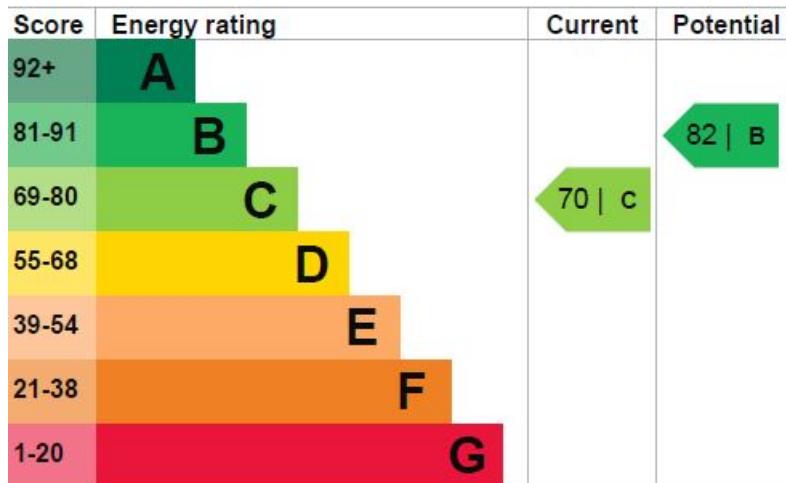
Tenure: Freehold

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.



#### Gedling

20 Main Road  
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NG4 3HP

#### Contact Us

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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 and 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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