



Guide Price £640,000-£660,000

Hillcrest Gardens, Burton Joyce, Nottingham NG14 5DE

EPC Rating E



Deceptively spacious and individually built family home in a popular cul de sac location. In brief the lower ground floor accommodation, with block paved driveway directly outside, comprises an enclosed porch leading to an entrance hallway with stairs to the ground floor, cloaks cupboard and wood flooring, leads to a WC, utility room, boiler room and double garage. The remaining accommodation, which is all on one level, can also be accessed from ground floor level via a separate entrance lobby off the kitchen. Accessed from the ground floor hallway with wood flooring is a dining room with feature curved wall, wood flooring with inset LED lighting and door to balcony, study/bedroom five, living room with wood flooring and inset LED lighting, patio doors onto the balcony and to a courtyard style central garden area, which can also be accessed from the hallway. The kitchen breakfast room with granite work surfaces, a centre island and breakfast bar, large cooker and fridge freezer and an integral coffee machine, microwave and dishwasher. Also on this level is a modern four piece family bathroom, with bath and separate shower cubicle, mains fed and four double bedrooms, two with wood flooring and an en-suite and fitted wardrobes to the master bedroom. The property occupies a corner plot of lawn gardens and the landscaped central courtyard style area. 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.

- Freehold

PORCH 10' 1" x 4' 1" (3.07m x 1.24m)

ENTRANCE HALLWAY 12' 11" x 10' 2" (3.94m x 3.1m)

WC 10' 2" x 3' 5" (3.1m x 1.04m)

UTILITY ROOM 11' 8" x 6' 7" (3.56m x 2.01m)

BOILER ROOM 8' 5" x 6' 8" (2.57m x 2.03m)

DOUBLE GARAGE 18' 2" x 15' 8" plus recess (5.54m x 4.78m)

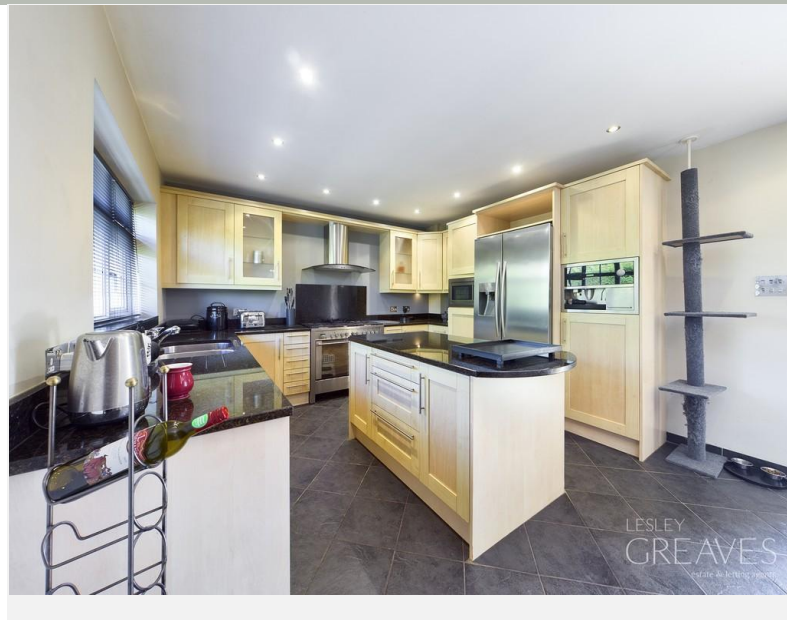
LIVING ROOM 22' 0" x 16' 7" (6.71m x 5.05m)

DINING ROOM 17' 8" x 12' 4" irregular shape, measured to the maximum points (5.38m x 3.76m)

STUDY/BEDROOM FIVE 12' 0" x 6' 8" (3.66m x 2.03m)

KITCHEN BREAKFAST ROOM 23' 9" x 12' 5" measured to the maximum points (7.24m x 3.78m)

FAMILY BATHROOM 12' 2" x 7' 0" (3.71m x 2.13m)



MASTER BEDROOM 18' 7" x 12' 2" (5.66m x 3.71m)

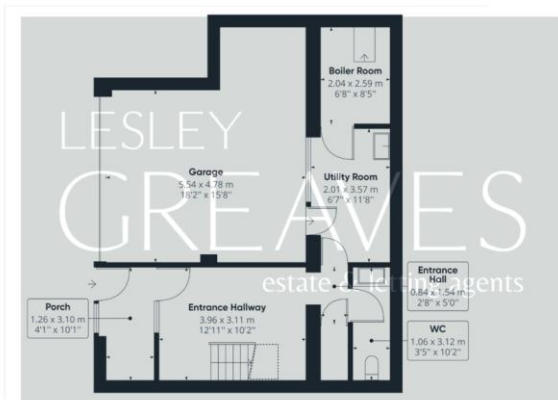
EN-SUITE 9' 4" x 7' 6" (2.84m x 2.29m)

BEDROOM TWO 16' 8" x 13' 8" (5.08m x 4.17m)

BEDROOM THREE 12' 6" x 12' 4" (3.81m x 3.76m)

BEDROOM FOUR 12' 4" x 9' 8" (3.76m x 2.95m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 42 E | |
| 21-38 | F | | |
| 1-20 | G | | |



COUNCIL TAX BAND: F

LOCAL AUTHORITY: Gedling Borough Council

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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.

