



£640,000-£660,000

GUIDE PRICE

HILLCREST GARDENS
BURTON JOYCE

- NO CHAIN
- INDIVIDUALLY BUILT PROPERTY
- FOUR DOUBLE BEDROOMS PLUS STUDY
- EN-SUITE
- KITCHEN AND UTILITY ROOM
- DOUBLE GARAGE
- EPC E



Spacious, Unique Family Home in Desirable Cul-De-Sac Location

THIS DECEPTIVELY SPACIOUS AND UNIQUELY DESIGNED FAMILY HOME IS TUCKED AWAY IN A DESIRABLE CUL-DE-SAC, OFFERING BOTH PRIVACY AND CONVENIENCE. THE LOWER GROUND FLOOR IS ACCESSIBLE VIA A BLOCK-PAVED DRIVEWAY THAT LEADS TO AN ENCLOSED PORCH AND AN INVITING ENTRANCE HALLWAY, FEATURING ELEGANT WOOD FLOORING AND A CLOAKROOM.

THIS LEVEL ALSO INCLUDES A WC, A UTILITY ROOM, A BOILER ROOM, AND A DOUBLE GARAGE, PROVIDING AMPLE STORAGE AND FUNCTIONAL SPACES FOR EVERYDAY NEEDS.

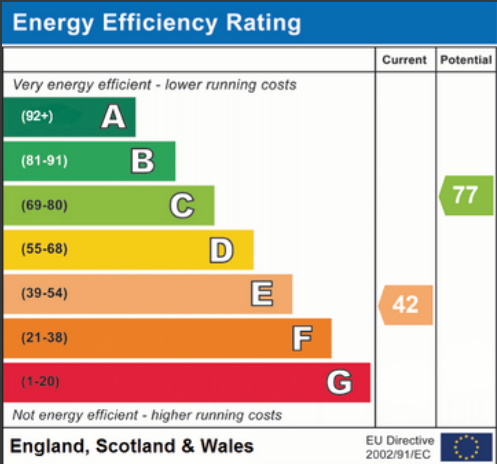
THE MAIN LIVING AREAS, ALL CONVENIENTLY LOCATED ON ONE LEVEL, CAN ALSO BE ACCESSED FROM THE GROUND FLOOR THROUGH A SEPARATE ENTRANCE LOBBY ADJACENT TO THE KITCHEN. THE HALLWAY, ADORNED WITH WOOD FLOORING, GUIDES YOU TO A DINING ROOM DISTINGUISHED BY A CURVED WALL, INSET LED LIGHTING, AND ACCESS TO A BALCONY.

THE EXPANSIVE LIVING ROOM FEATURES PATIO DOORS THAT OPEN ONTO THE BALCONY AND A BEAUTIFULLY DESIGNED COURTYARD-STYLE CENTRAL GARDEN AREA. THE KITCHEN BREAKFAST ROOM IS A CHEF'S DELIGHT, COMPLETE WITH GRANITE COUNTERTOPS, A CENTER ISLAND WITH A BREAKFAST BAR, A LARGE COOKER, FRIDGE FREEZER, AND INTEGRATED COFFEE MACHINE, MICROWAVE, AND DISHWASHER.

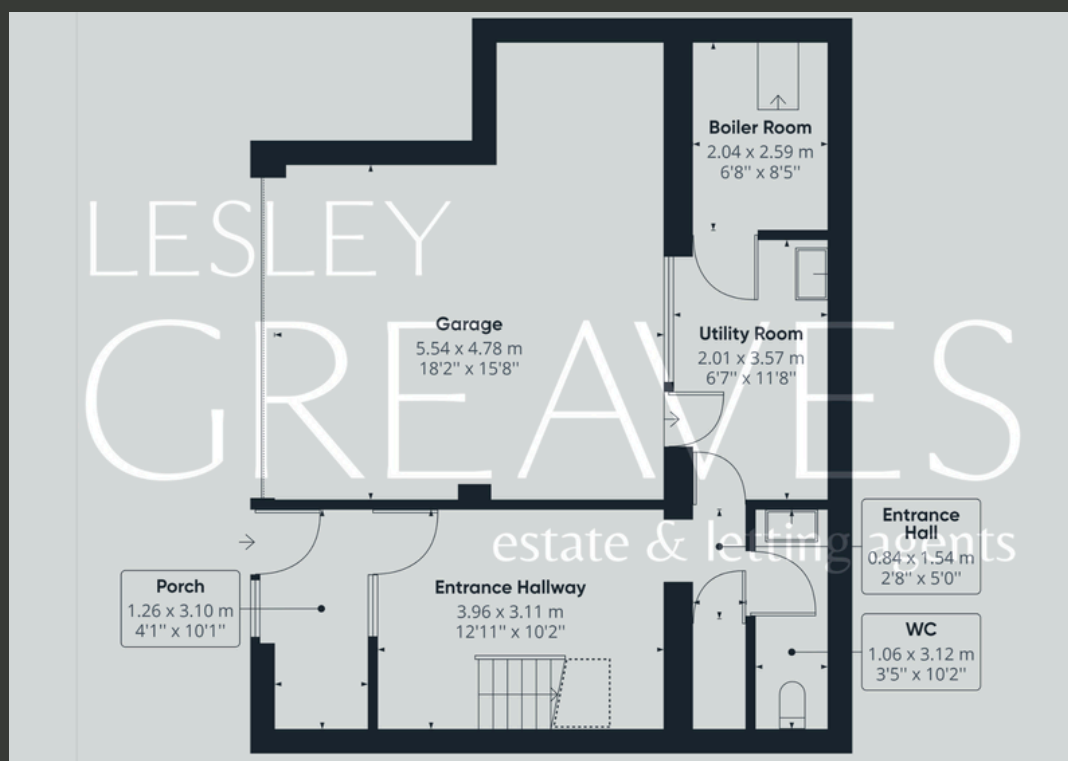
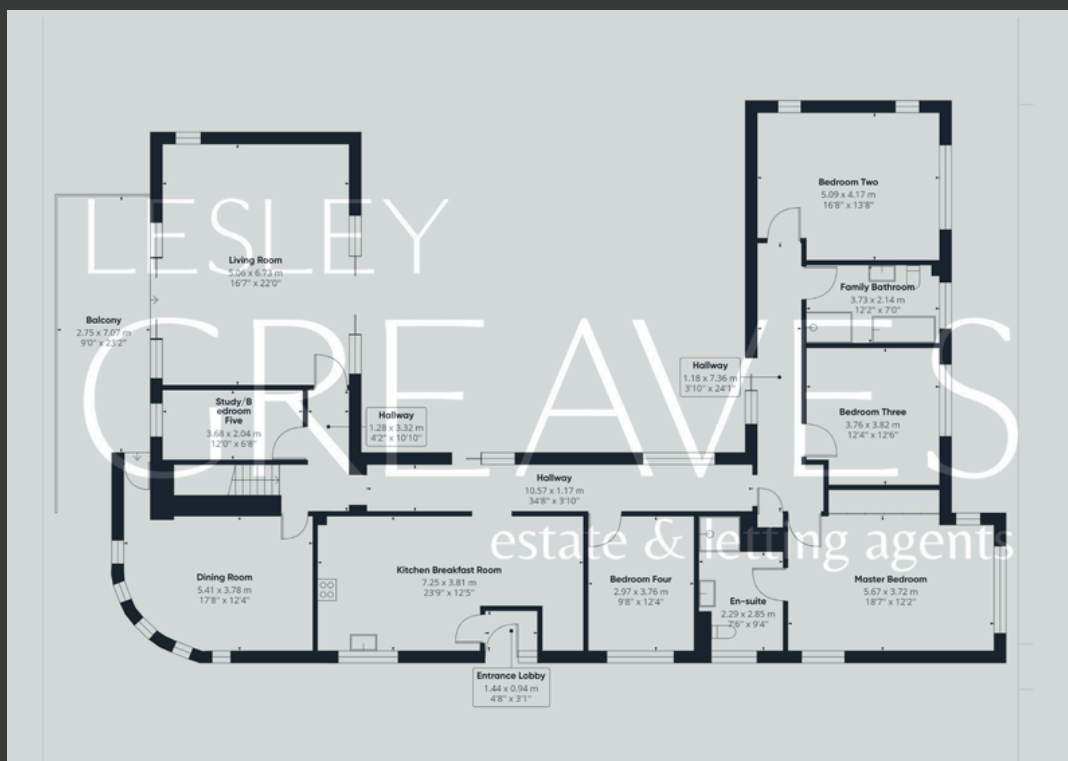
THE PROPERTY ALSO BOASTS A MODERN FOUR-PIECE FAMILY BATHROOM AND FOUR GENEROUSLY SIZED DOUBLE BEDROOMS, TWO OF WHICH FEATURE WOOD FLOORING. THE MASTER BEDROOM IS A SERENE RETREAT WITH FITTED WARDROBES AND AN EN-SUITE BATHROOM. SITUATED ON A CORNER PLOT, THE HOME IS SURROUNDED BY WELL-MAINTAINED LAWNED GARDENS AND A METICULOUSLY LANDSCAPED CENTRAL COURTYARD.

LOCATED IN THE PICTURESQUE VILLAGE OF BURTON JOYCE, THIS HOME OFFERS EASY ACCESS TO NOTTINGHAM CITY CENTRE VIA BOTH RAIL AND DIRECT BUS ROUTES. THE VILLAGE ITSELF PROVIDES A WEALTH OF AMENITIES, INCLUDING A CO-OP, POST OFFICE, PUBS, RESTAURANTS, A DOCTOR'S OFFICE, CHEMIST, DENTIST, AND A PRIMARY SCHOOL.

- FREEHOLD
- COUNCIL TAX; BAND F
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 243 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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