



£850,000

Wellington Road, Burton Joyce, Nottingham NG14 5GQ

EPC Rating C



Stunning family home offering generously proportioned accommodation throughout. In brief, the property is entered via an impressive entrance hall way with cloaks cupboard, vaulted ceiling, oak and glass stair case and doors to; the study with fitted desk and storage units, WC, en-suite guest room/ snug, living room and kitchen diner family room with quartz work surfaces, integrated dishwasher, two ovens, ceramic hob, extractor, Quooker tap and space for an American style fridge freezer. The utility room with fitted units and space for a washing machine and drinks fridge, completes the ground floor accommodation. Off the first floor galleried landing is access to the loft and two storage cupboards, one housing the hot water cylinder, the family bathroom with a large wet room style shower, free standing bath and bluetooth speakers, two en-suite double bedrooms, and two further double bedrooms, one with a walk in wardrobe. To the front is a gravelled driveway providing off street parking and access to the integral garage with an electric roller door, door to the utility room and wall mounted boiler. To the rear is a paved patio spanning the width of the property and vast lawned garden. The property has Hive and is gas central heated with underfloor heating to the kitchen diner family room and living room. It also benefits from solar panels powering the hot water. 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL 20' 10" x 7' 9" (6.35m x 2.36m widening to 5.11m)

KITCHEN DINER FAMILY ROOM L shape maximum measurements 22' 0" x 26' 1" (6.71m x 7.95m)

UTILITY ROOM 10' 6" x 4' 9" (3.2m x 1.45m)

STUDY 11' 3" x 9' 3" (3.43m x 2.82m)

LIVING ROOM 25' 11" x 18' 5" (7.9m x 5.61m)

GUEST BEDROOM / SNUG 12' 5" x 11' 4" (3.78m x 3.45m)

EN-SUITE TO GUEST BEDROOM / SNUG 7' 3" x 3' 9" (2.21m x 1.14m)

FAMILY BATHROOM 13' 1" x 12' 0" (3.99m x 3.66m)

BEDROOM ONE 17' 7" x 14' 5" (5.36m x 4.39m)

WALK IN WARDROBE TO BEDROOM ONE 10' 3" x 4' 0" (3.12m x 1.22m)

BEDROOM TWO 17' 6" into door recess x 14' 7" (5.33m x 4.44m)

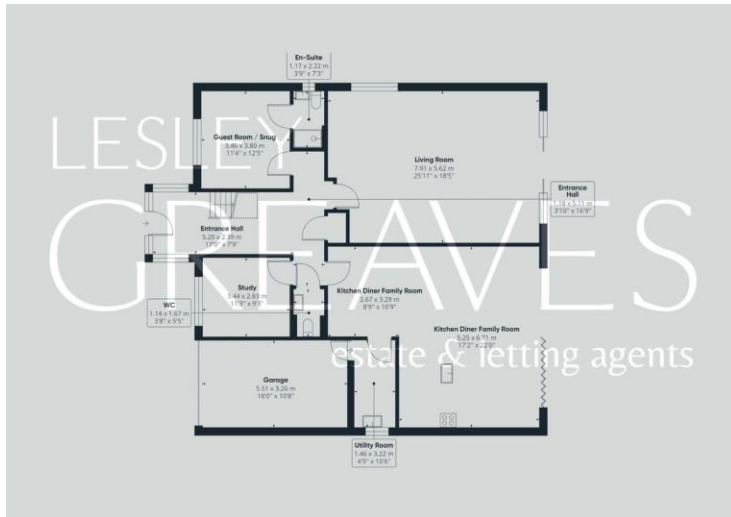
EN-SUITE TO BEDROOM TWO 7' 11" x 3' 10" (2.41m x 1.17m)

BEDROOM THREE 14' 6" x 13' 0" (4.42m x 3.96m)

EN-SUITE TO BEDROOM THREE 7' 11" x 3' 11" (2.41m x 1.19m)

BEDROOM FOUR 17' 7" x 11' 7" (5.36m x 3.53m)

GARAGE 18' 0" x 10' 8" (5.49m x 3.25m)



COUNCIL TAX BAND: D

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 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.

