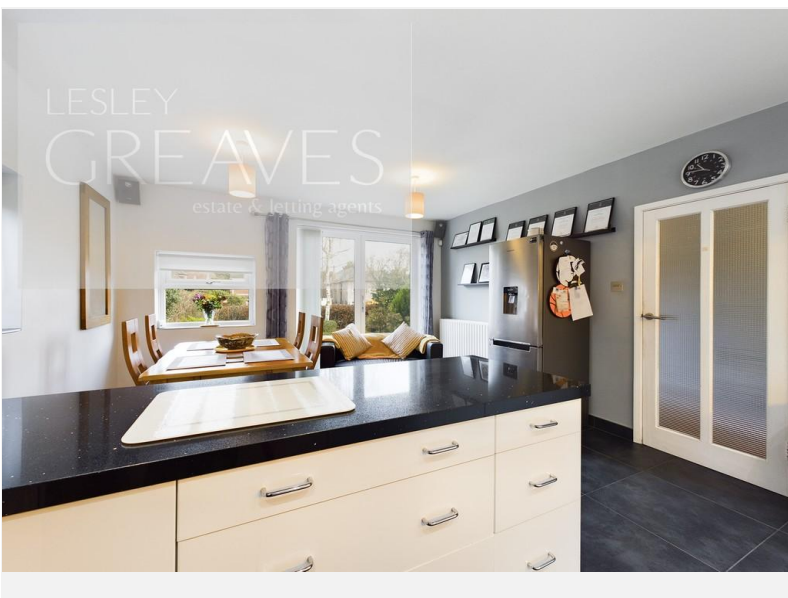
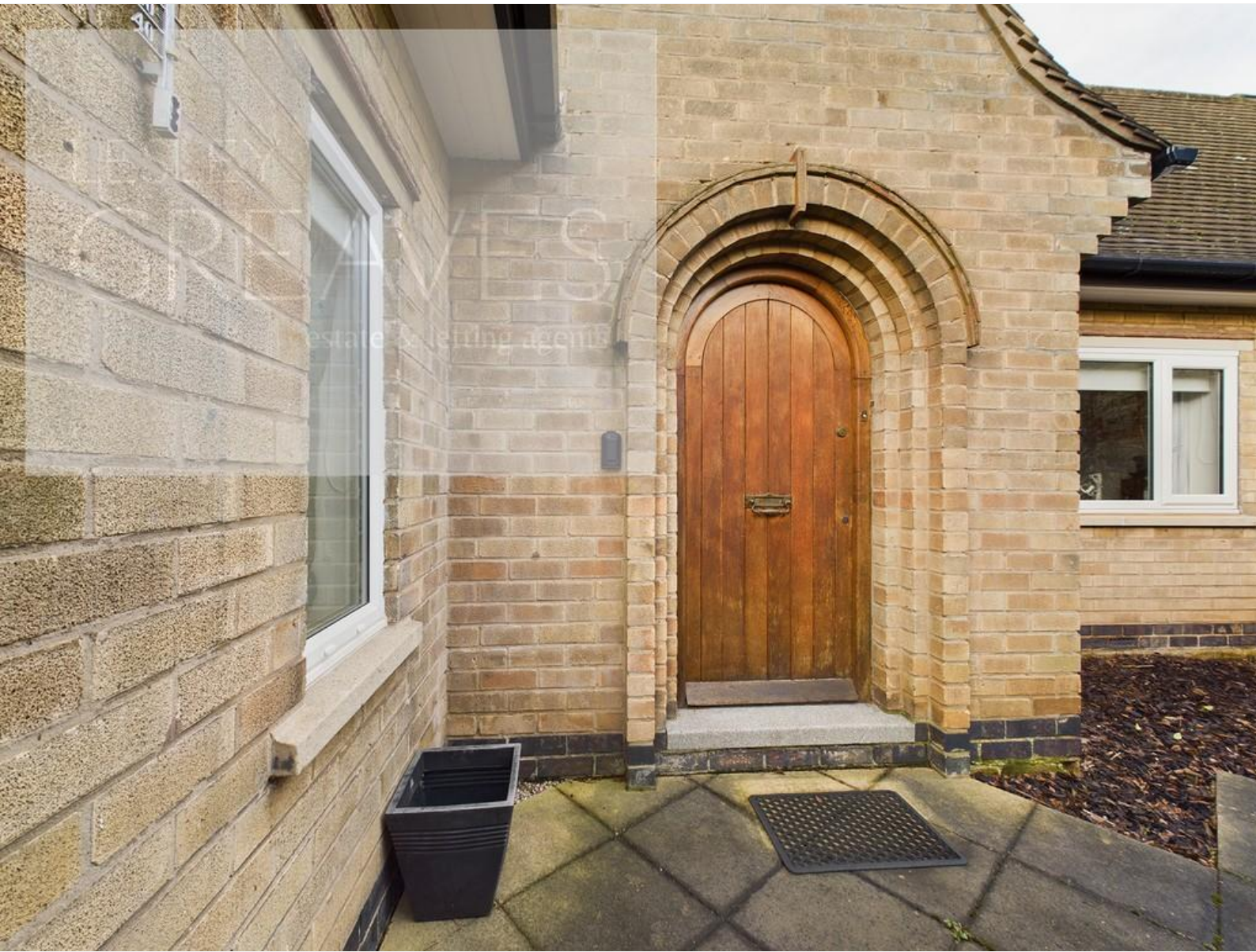




Offers In Excess Of £550,000

Crow Park Drive, Burton Joyce, Nottingham NG14 5AS

EPC Rating D



Generously proportioned traditional bungalow with scope for development in the roof space, subject to any necessary regulations and permission. In brief, the accommodation comprises; an entrance hallway with access to the loft, modern white kitchen diner with granite work surfaces, breakfast bar, integrated fridge and dishwasher and patio doors. There are spaces for a washing machine and tumble dryer in the utility room which also has space for a fridge/freezer and has a door leading to the double garage which has an electric roller door. There is a modern bathroom with an electric shower over the bath and separate modern shower room with a walk in shower. The living room has a feature curved wall with windows and French doors onto the rear garden, all three bedrooms are double and there is also a side entrance lobby with a beautiful arched wooden door. To the front of the property is a lawn garden and block paved driveway providing off street parking and access to the garage. A paved path at the side leads to the entrance door and gated access at the side leads to the rear garden. The rear garden has been landscaped having a decked patio and lawn. 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
- Council tax band F

KITCHEN DINER 17' 3" x 12' 9" (5.26m x 3.89m)

LIVING ROOM 20' 7" x 16' 2" irregular shape, measured to the maximum (6.27m x 4.93m)

UTILITY ROOM 6' 8" x 4' 6" (2.03m x 1.37m)

BEDROOM ONE 13' 8" x 13' 2" into recess (4.17m x 4.01m)

BEDROOM TWO 13' 8" x 12' 7" (4.17m x 3.84m)

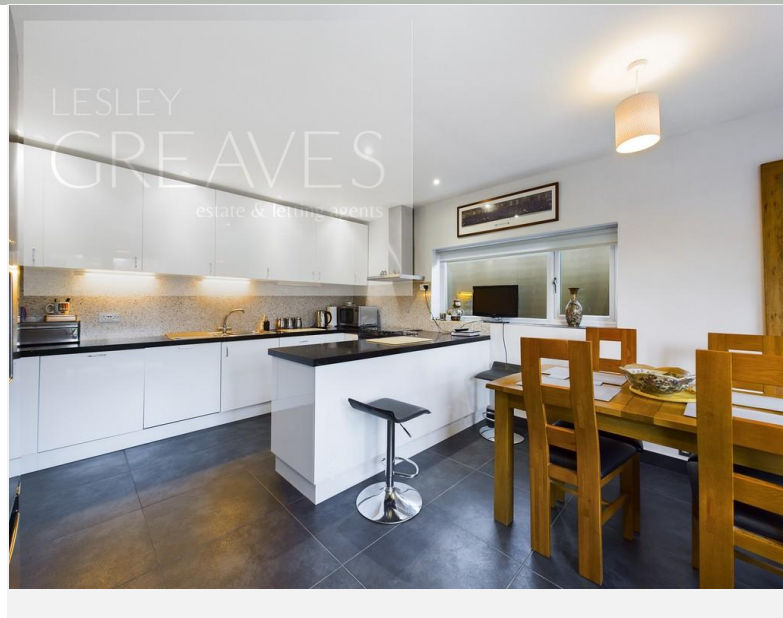
BEDROOM THREE 14' 3" into bay x 12' 8" (4.34m x 3.86m)

BATHROOM 8' 10" x 5' 8" (2.69m x 1.73m)

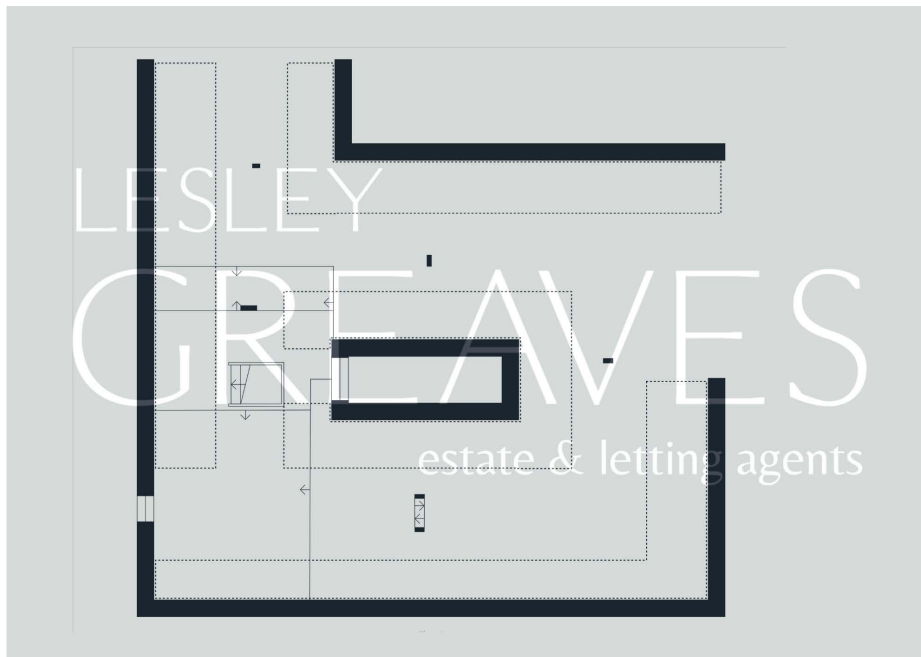
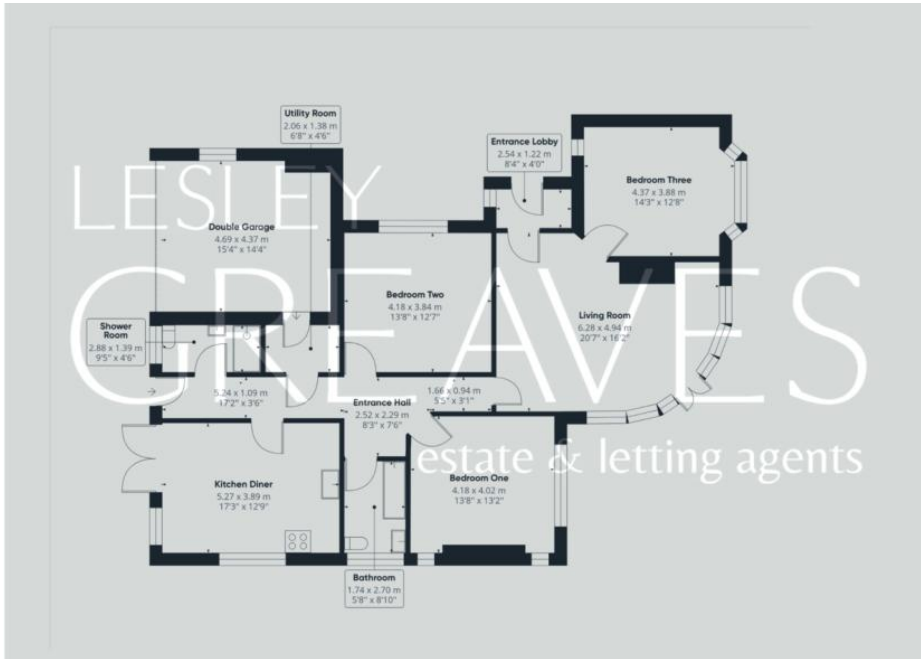
SHOWER ROOM 9' 5" x 4' 6" (2.87m x 1.37m)

DOUBLE GARAGE 15' 4" x 14' 4" (4.67m x 4.37m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		







COUNCIL TAX BAND: F

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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0115 987 7337

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.



Company Registration Number: 5773186 | VAT Number: 917862296