



ELITE HOMES

Consultative Estate Agents with Integrity



8 Mayfield Avenue, Burton Joyce, Nottingham
NG14 5FH

Key Features

- A Beautifully Presented Detached Family Home in Great Village Location
- Fabulous Open Plan Kitchen Diner and Outside Store / Utility Area
- Duel Aspect Lounge with Log Burner and Views of the Garden and Beyond
- Large Office which could also be used as Playroom or Bedroom 4
- Downstairs Family Bathroom and Upstairs Shower Room
- Welcoming Entrance Hall with Storage Cupboard
- Expansive Patio Area and Steps Leading Down to a Beautiful Private Garden
- Driveway Providing Parking for Multiple Vehicles and Newly Built Garage with Workshop Area
- Spectacular Far-Reaching Views Across the Village and Only Few Minutes' Walk to Local Amenities

Description

A beautifully presented 3 bedroom detached family home in the heart of the desirable village of Burton Joyce. This property sits on a great plot enjoying far reaching views and is within easy walking distance to all the village amenities.

Accommodation

Ground Floor:

As you come into the entrance hall you immediately appreciate the style and tasteful decoration throughout this home. With wooden flooring, a contemporary staircase with glass balustrade and a useful storage cupboard. The open plan kitchen diner is a light and airy space with an array of kitchen units and appliances, this really is the heart of the home. The lounge flows from this space to the rear of the property, with a feature log burner and patio doors enjoying the views of garden and beyond. The large office / playroom is a flexible room with great views which could be used as 4th bedroom if required. The family bathroom is located on this floor, with bath and shower above, toilet, heated towel rail and sink with vanity storage unit.

First Floor:

There are 2 good size double bedrooms with built in wardrobes and the third bedroom is ideal for a nursery, study or dressing room. There is also a shower room with toilet, heated towel rail and sink with vanity storage unit.

The property benefits from central heating and double glazing throughout. There is a loft area great for storage which is part boarded with loft ladder and lighting.

Outside:

The rear garden is a great size, with an expansive patio area enjoying far reaching views of the village. Steps lead down to a large lawn area with summer house surrounded by established trees and planting creating a lovely private space.

Council Tax: D

Disclaimer:

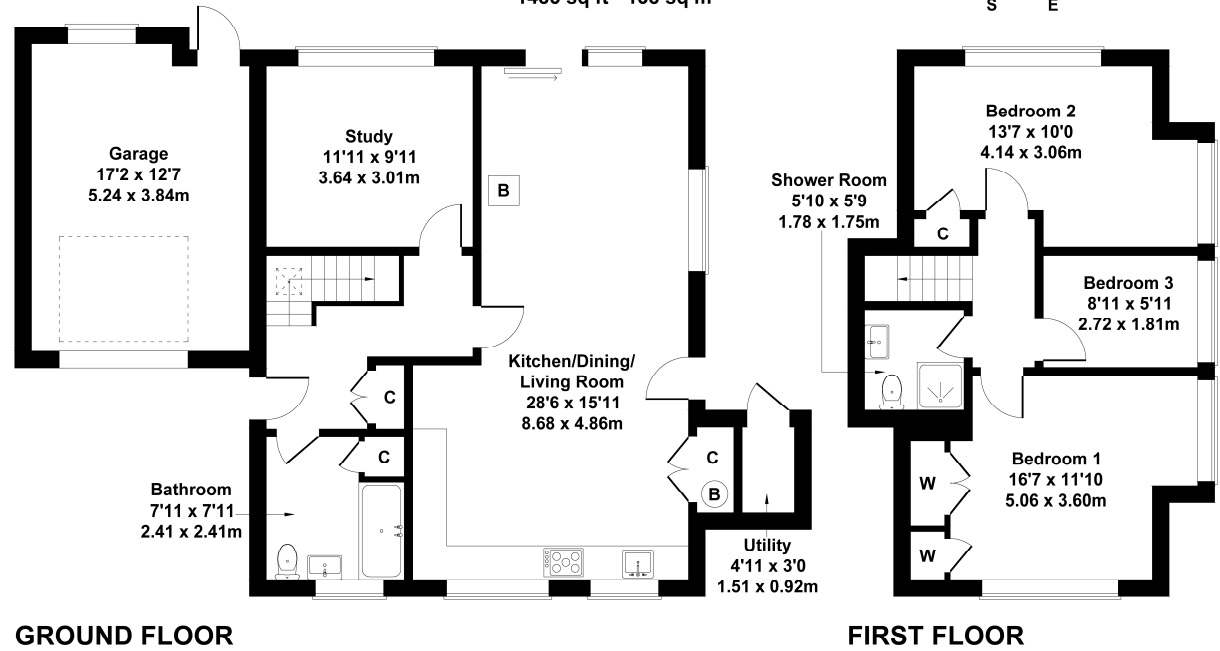
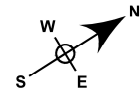
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Approximate Gross Internal Area
1485 sq ft - 138 sq m



Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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