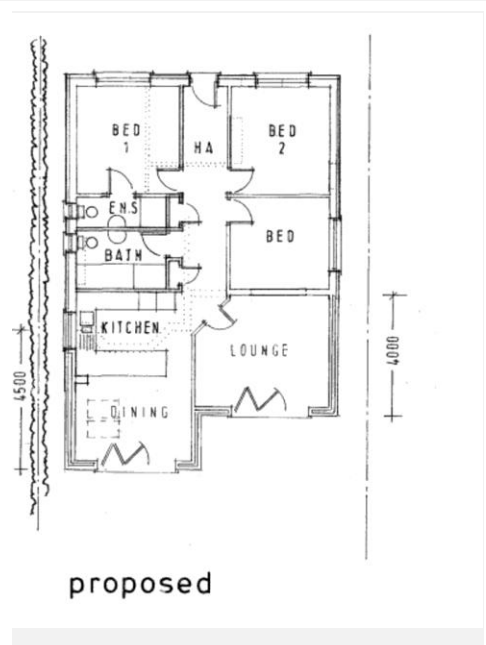
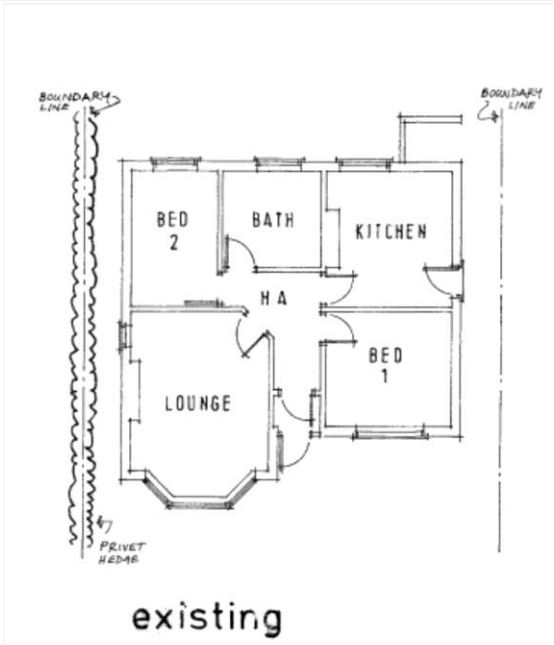




Guide Price £295,000-£315,000

Church Road, Burton Joyce, Nottingham NG14 5GA

EPC Rating F



An exciting opportunity to create a home to your own taste with accommodation to suit. Offered for sale with no upward chain is this detached two bedroom bungalow which has previously had planning approved (now lapsed) offering two options. In brief, the existing accommodation comprises a bay fronted living room, kitchen, bathroom and two bedroom and is in need of improvements.

Option One; Extension to create a larger bungalow with a kitchen diner, en-suite to the master bedroom and three bedrooms in total.

Option Two; To raise the roof to create accommodation over two floors. Cloak room, kitchen diner, living room and study to the ground floor, three bedroom, en-suite and family bathroom to the first floor.

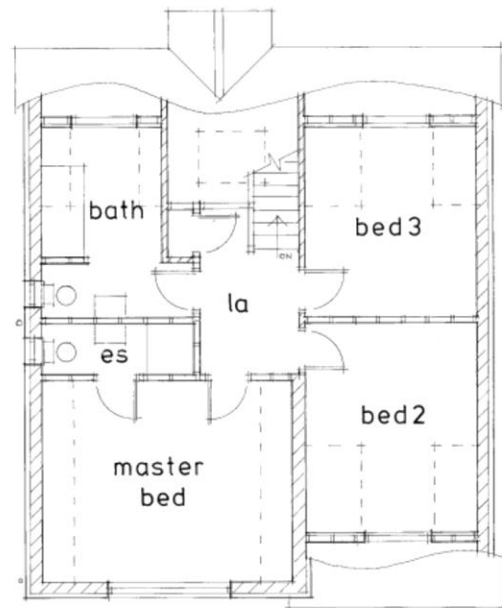
Any perspective purchaser should make their own enquiries with the relevant planning department.

Vehicular access is via Chesterfield Drive and the property is on the flat within a reasonable walking distance to the village centre. 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.

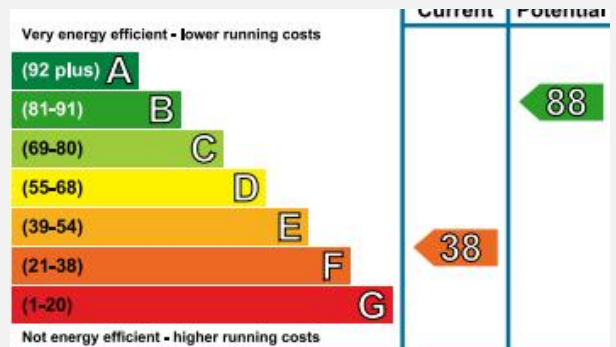
- Freehold



proposed - ground



proposed - first



COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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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.

Company Registration Number: 5773186 | VAT Number: 917862296

