



LESLEY  
GREAVES  
estate & letting agents

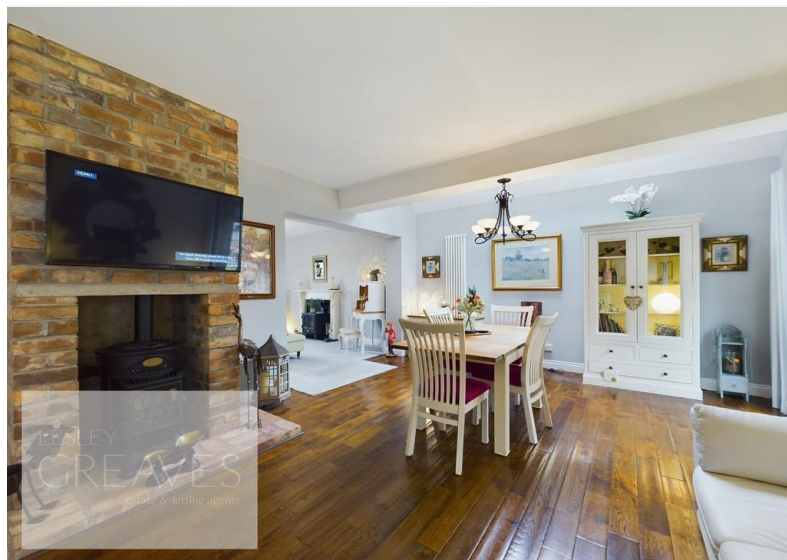


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£585,000

Nottingham Road, Burton Joyce, Nottingham NG14 5BD

EPC Rating D



An immaculately presented detached dormer property offering generous accommodation over two floors and enjoying countryside views to the front. The property briefly comprises, a welcoming entrance hall with tiled floor and under stair storage, living room with a feature electric fireplace suite and open plan to a stunning kitchen diner family room. The kitchen is fitted with granite work surfaces, a range of drawers, units, a pull out pantry cupboard, double oven, single oven, microwave, hob, stainless steel extractor and an integrated fridge and freezer. There is a partially vaulted ceiling with skylight window, a calor gas stove set within a feature brick chimney breast, oak flooring and two sets of French doors onto the rear garden. The entrance hall can also be accessed from here and the oak flooring continues to a multi purpose utility shower room with an electric shower, wash hand basin, low level W C, door to the tandem garage and built in storage cupboards with space and plumbing for a washing machine. There is also a door to a walk through dressing room which leads to the master bedroom, complete with a feature fireplace suite. To the first floor is a beautiful four piece bathroom with a roll top bath, high level WC, wash hand basin set with a vanity unit and separate shower cubicle with a mains fed power shower. There are also three further bedrooms with a feature cast iron fireplace to bedroom two and walk in wardrobes to the other two bedrooms. The front of the property has been landscaped with lawn and patio and the good size block paved driveway leads to the garage which has an up and over door, personnel door to the rear garden, power, lighting and a cold water tap. The low maintenance rear garden has been decked and has steps leading to a tiered decked and gravelled garden with outside tap and greenhouse. 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

ENTRANCE HALL 15' 10" x 7' 10" (4.83m x 2.39m)

LIVING ROOM 15' 7" x 11' 9" (4.75m x 3.58m)

KITCHEN DINER FAMILY ROOM 32' 8" x 14' 5" plus 5'3" recess (9.96m x 4.39m)

UTILITY SHOWER ROOM 14' 10" x 8' 7" (4.52m x 2.62m)

MASTER BEDROOM 21' 6" x 9' 9" (6.55m x 2.97m)

WALK THROUGH WARDROBE 8' 9" x 5' 6" (2.67m x 1.68m)

FAMILY BATHROOM 14' 4" x 9' 0" (4.37m x 2.74m)

BEDROOM TWO 14' 10" into recess x 12' 1" (4.52m x 3.68m)

BEDROOM THREE 22' 3" x 7' 4" reduced head height (6.78m x 2.24m)

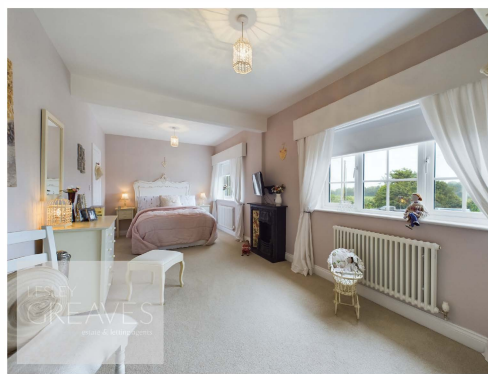
WALK IN WARDROBE 6' 9" x 4' 10" reduced head height (2.06m x 1.47m)

BEDROOM FOUR 11' 9" x 6' 2" (3.58m x 1.88m)

WALK IN WARDROBE 6' 6" x 5' 5" *reduced head height* (1.98m x 1.65m)

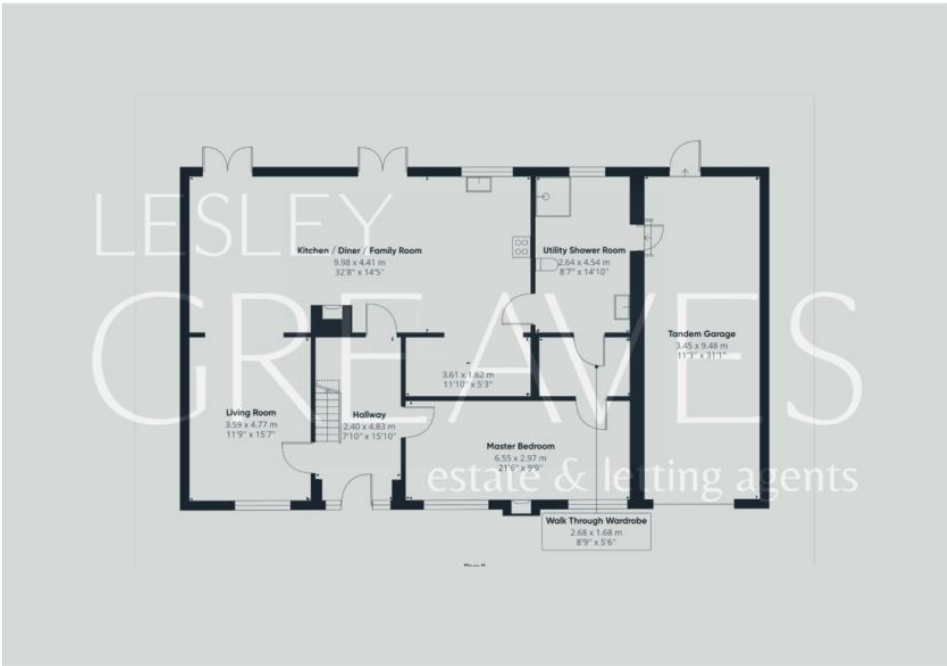
TANDEM GARAGE 31' 1" x 11' 3" (9.47m x 3.43m)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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 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.



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