



£625,000

Crow Park Drive, Burton Joyce, Nottingham NG14 5AS

EPC Rating D



Detached family home located on a sought after tree lined cul-de-sac. In brief, the well proportioned accommodation comprises an entrance hallway with wood flooring, stairs to the first floor and an under stair storage cupboard. Living room with wood flooring and bi folding doors onto the rear garden, sitting room with wood flooring and a feature open fireplace, study/bedroom five with parquet flooring, shower room with a mains fed shower and kitchen diner. The kitchen is fitted with a range of Shaker style units, a ceramic Butler style sink, integrated dishwasher, stainless steel extractor and space for a large cooker. The utility room is fitted with a range of units, a sink, space for an under counter washing machine and space for a fridge freezer.

Off the first floor galleried landing are four double bedrooms, all with built in storage, and a beautiful modern four piece bathroom with a freestanding bath and separate shower cubicle, mains fed.

There is a lawn garden to the front, pathway and driveway leading to a garage, which is also accessible from inside the property. There is gated access at the side leading to the rear garden which is landscaped with lawn, paved patio, allotment area with raised beds and a pergola.

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

LIVING ROOM 19' 3" x 16' 2" (5.87m x 4.93m)

SITTING ROOM 14' 1" x 13' 3" (4.29m x 4.04m)

STUDY / BEDROOM FIVE 11' 8" x 9' 10" (3.56m x 3m)

SHOWER ROOM 9' 9" x 2' 10" (2.97m x 0.86m)

KITCHEN DINER

KITCHEN AREA 21' 0" maximum x 8' 5" (6.4m x 2.57m)

DINING AREA 12' 9" x 10' 10" (3.89m x 3.3m)

UTILITY ROOM 13' 2" x 6' 3" (4.01m x 1.91m)

BEDROOM ONE 15' 7" x 9' 10" (4.75m x 3m)

BATHROOM 12' 0" x 6' 11" (3.66m x 2.11m)

BEDROOM TWO 17' 6" x 11' 0" (5.33m x 3.35m)

BEDROOM THREE 13' 4" x 13' 3" (4.06m x 4.04m)

BEDROOM FOUR 12' 9" x 10' 0" (3.89m x 3.05m)

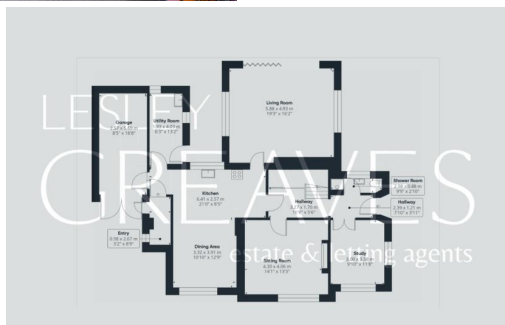
GARAGE 18' 8" x 8' 5" (5.69m x 2.57m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		

# LESLEY GREAVES

estate & letting agents



LOCAL AUTHORITY: Gedling Borough Council

COUNCIL TAX BAND: F

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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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