



£525,000

Mill Field Close, Burton Joyce, Nottingham NG14 5AA

EPC Rating B

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Immaculately presented modern family home with parking for several vehicles and a double garage. In brief, the property comprises, to the ground floor, a tiled entrance hallway with under stair storage, a study, living room with feature electric fire, and a stunning kitchen diner family room. Fitted with a range of Shaker style units, double oven, gas hob, extractor, integrated dishwasher and fridge freezer. There are bi folding doors onto the rear garden and a door to the utility room, with integrated washing machine and dryer, door to the side and to a WC.

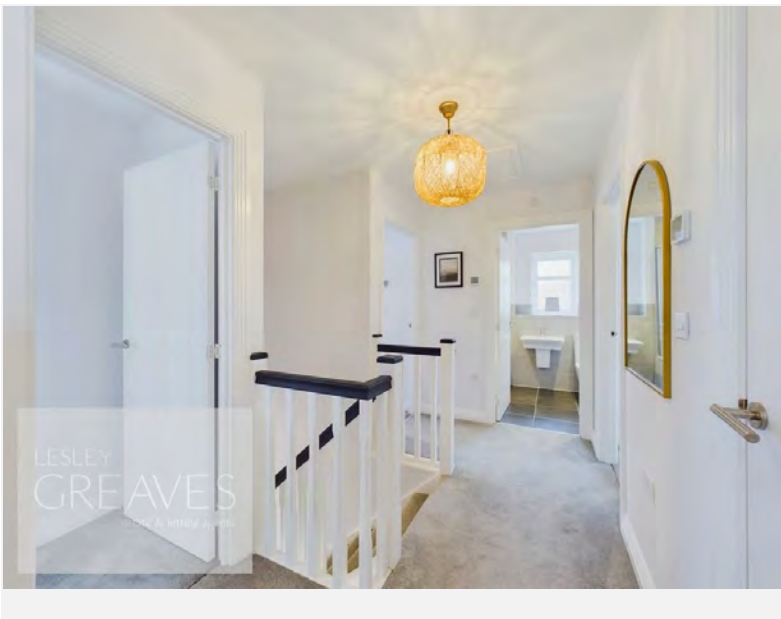
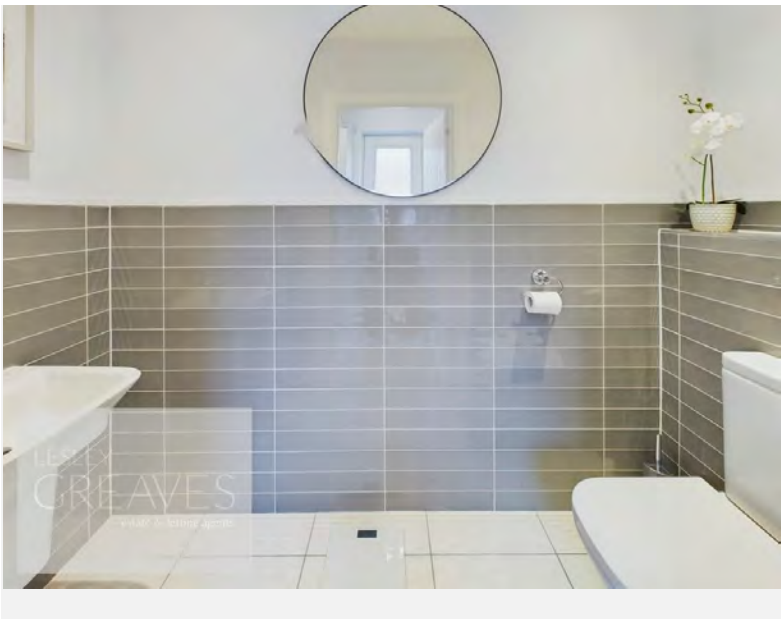
To the first floor is access to the loft, airing cupboard housing the hot water cylinder, a family bathroom, with a mains fed shower over the bath and four double bedrooms. Three are fitted with built in wardrobes, the master bedroom with an en-suite shower room and bedrooms two and three serviced by a 'Jack N' Jill en-suite shower room.

The rear garden has been landscaped with decked and paved patio areas, a pergola and outside kitchen area. There is further garden area at the side and gated access.

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.

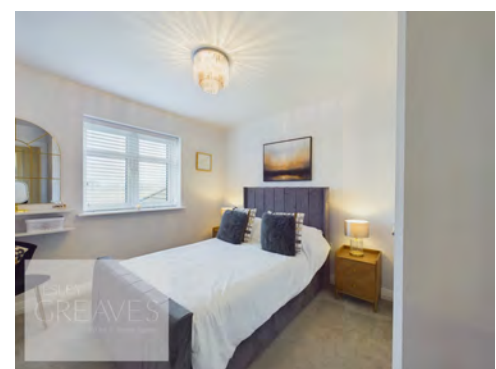
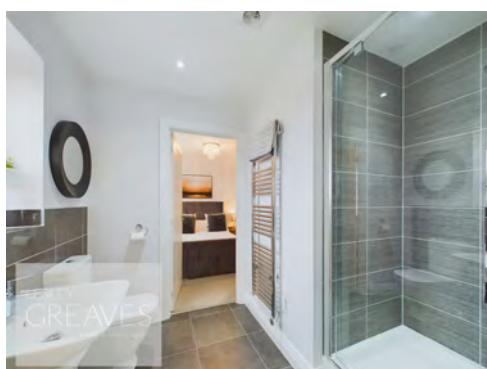
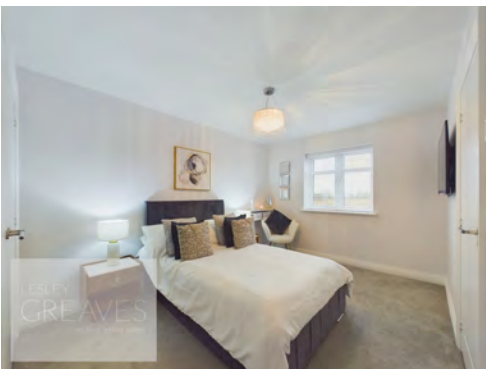
- Freehold
- Council tax band F

- ENTRANCE HALL 15' 0" x 6' 5" (4.57m x 1.96m)
- STUDY 9' 8" x 6' 11" (2.95m x 2.11m)
- LIVING ROOM 14' 8" x 9' 4" into recess (4.47m x 2.84m)
- KITCHEN DINER FAMILY ROOM 26' 8" x 15' 0" into recess (8.13m x 4.57m)
- UTILITY ROOM 7' 10" x 5' 10" (2.39m x 1.78m)
- WC 7' 4" x 3' 7" (2.24m x 1.09m)
- FAMILY BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)
- BEDROOM ONE 12' 5" to front of wardrobes x 9' 4" (3.78m x 2.84m)
- EN-SUITE 8' 2" into shower x 5' 10" (2.49m x 1.78m)
- BEDROOM TWO 14' 10" to back of wardrobes x 9' 4" (4.52m x 2.84m)
- JACK N JILL BATHROOM 8' 3" into shower x 6' 8" (2.51m x 2.03m)
- BEDROOM THREE 11' 6" to back of wardrobe x 9' 10" (3.51m x 3m)
- BEDROOM FOUR 10' 10" x 8' 11" into door recess (3.3m x 2.72m)
- DOUBLE GARAGE 19' 11" x 19' 10" (6.07m x 6.05m)



LESLEY GREAVES

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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: 57 73 186 | VAT Number: 917862296