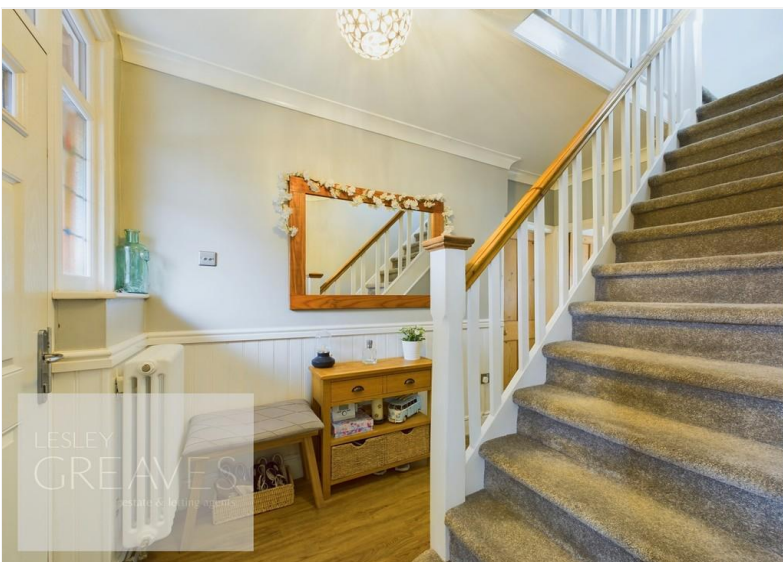




Guide Price £350,000-£375,000

Church Road, Burton Joyce, Nottingham NG14 5AB

EPC Rating D



Well presented, extended and modernised family home with gated access onto a stamped concrete driveway leading to a garage, with power and light.

The ground floor accommodation comprises an open porch with a composite door leading to an entrance hallway, with stairs to the first floor and feature wall paneling. A study with fitted shutters is currently utilised as a bedroom. A downstairs WC with wash hand basin, also providing a useful space for coats and shoes. A bay fronted living room with a gas log burner effect fireplace and fitted shutters to the window. An open plan dining room with patio doors on the conservatory at the rear, which has French doors onto the rear garden. The re-fitted and extended kitchen diner features a vaulted ceiling and is fitted with a range of shaker style units with wooden work surfaces incorporating breakfast bars. There is space for a fridge freezer and the dishwasher and washing machine are integrated. There's a fitted Smeg oven, gas hob and extractor, a pantry and built in dining bench.

To the first floor is the landing with fitted shutters to the window, three bedrooms, with fitted wardrobes to bedroom one and a modern re fitted three piece bathroom suite with a mains fed shower over the bath.

There is gated access at the side leading to a paved patio area which in turn leads to a decked patio with pergola and lawn garden with border for plants and shrubs.

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 11' 6" x 6' 6" maximum (3.51m x 1.98m)

STUDY / BEDROOM FOUR 10' 9" x 7' 9" (3.28m x 2.36m)

WC 5' 4" x 4' 10" (1.63m x 1.47m)

LIVING ROOM 12' 1" into bay x 12' 0" into recess (3.68m x 3.66m)

DINING ROOM 12' 2" x 10' 6" (3.71m x 3.2m)

CONSERVATORY 9' 7" x 9' 4" (2.92m x 2.84m)

KITCHEN/DINER 16' 7" x 13' 3" maximum (5.05m x 4.04m)

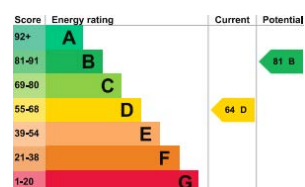
BEDROOM ONE 12' 1" x 9' 5" plus wardrobe recess (3.68m x 2.87m)

BEDROOM TWO 11' 8" x 10' 5" into recess (3.56m x 3.18m)

BEDROOM THREE 7' 3" x 6' 11" (2.21m x 2.11m)

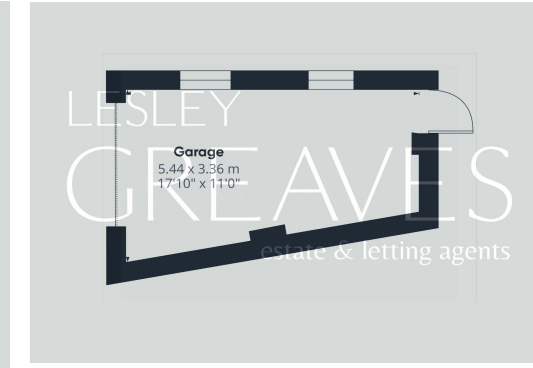
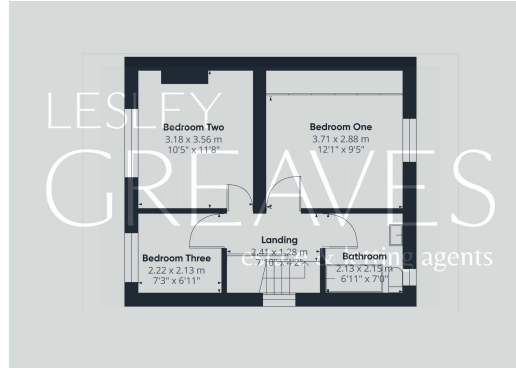
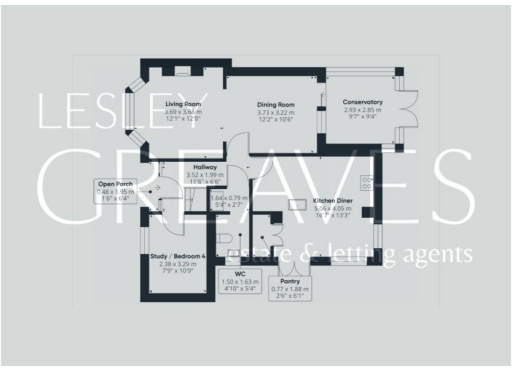
BATHROOM 7' 0" x 6' 11" (2.13m x 2.11m)

GARAGE 17' 10" x 11' 0" narrowing (5.44m x 3.35m)



# LESLEY GREAVES

estate & letting agents



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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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