



£340,000

OFFERS IN EXCESS OF
SHELFORD CRESCENT
BURTON JOYCE

- DOWNSTAIRS WC
- THROUGH LOUNGE DINER
- FOUR PIECE BATHROOM
- CUL DE SAC LOCATION
- GARAGE
- UPVC DOUBLE GLAZED



Modern Detached Home in Quiet Cul-de-Sac with Garage

THIS DETACHED HOUSE IS SITUATED IN A PEACEFUL CUL-DE-SAC, OFFERING BOTH CONVENIENCE AND COMFORT. THE PROPERTY FEATURES PARKING AT THE FRONT, A GARAGE AT THE SIDE, AND A WELL-MAINTAINED LAWN GARDEN WITH A PATIO AREA AT THE REAR, PERFECT FOR OUTDOOR ENJOYMENT.

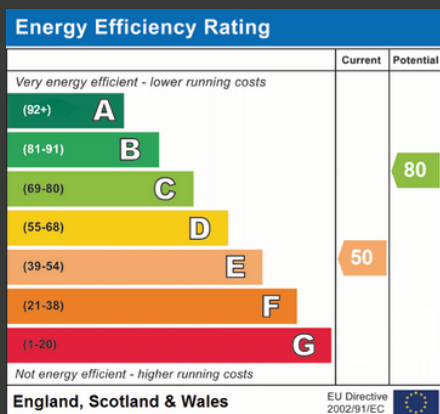
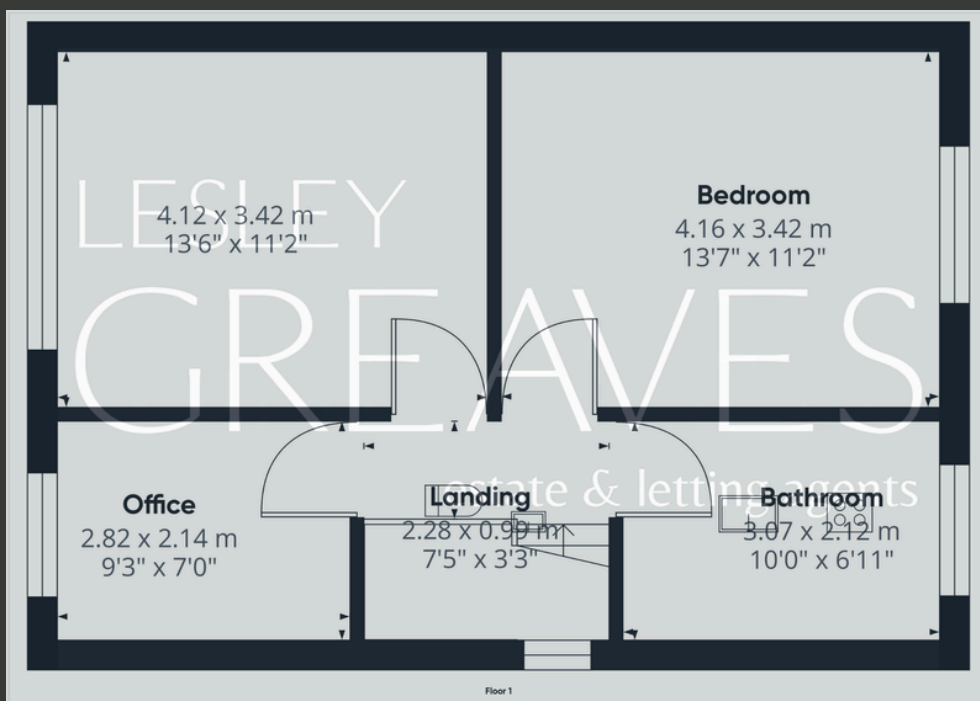
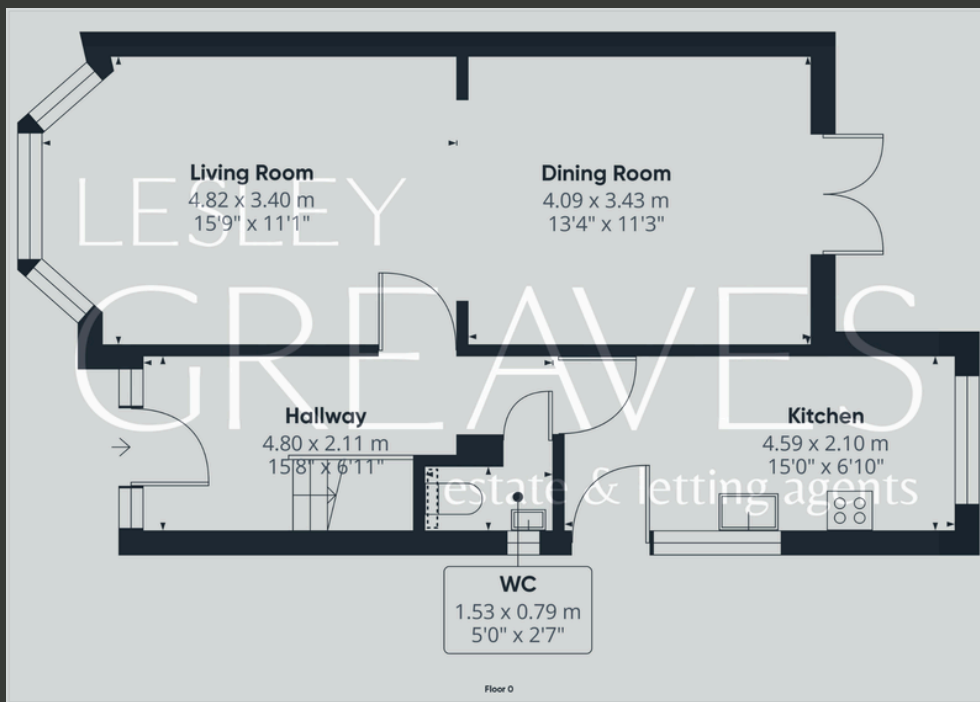
THE GROUND FLOOR INCLUDES AN ENTRANCE HALLWAY WITH A BUILT-IN CLOAKS CUPBOARD, LEADING TO A SPACIOUS OPEN-PLAN LIVING ROOM WITH A BAY WINDOW, REMOTE-CONTROLLED ELECTRIC FIRE, AND FRENCH DOORS OPENING TO THE REAR GARDEN. THE KITCHEN IS FITTED WITH MODERN WHITE UNITS, A GAS HOB, STAINLESS STEEL EXTRACTOR, INTEGRATED FRIDGE FREEZER, AND SPACE FOR AN UNDER-COUNTER WASHING MACHINE. A CONVENIENT WC WITH A WASH HAND BASIN SET WITHIN A VANITY UNIT COMPLETES THE GROUND FLOOR.

UPSTAIRS, THE FIRST FLOOR OFFERS THREE WELL-PROPORTIONED BEDROOMS AND A FOUR-PIECE BATHROOM SUITE, INCLUDING A LOW-LEVEL WC, PEDESTAL WASH HAND BASIN, BATH, AND SEPARATE SHOWER CUBICLE.

LOCATED IN THE SOUGHT-AFTER VILLAGE OF BURTON JOYCE, THIS PROPERTY BENEFITS FROM EXCELLENT TRANSPORT LINKS, WITH BOTH RAIL AND DIRECT BUS ROUTES TO NOTTINGHAM CITY CENTRE. THE VILLAGE OFFERS A RANGE OF AMENITIES, INCLUDING A CO-OP, POST OFFICE, PUBS/RESTAURANTS, DOCTORS, CHEMIST, DENTIST, AND A PRIMARY SCHOOL.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 99 SQ METERS





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