



# £330,000

CHURCH ROAD  
BURTON JOYCE

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING
- DOWNSTAIRS WC
- MODERN KITCHEN
- FRONT AND SIDE GARDEN
- EPC D



# Traditional Three-Bedroom Semi-Detached Home with No Chain

THIS CHARMING, TRADITIONAL "KEY HOLE" STYLE SEMI-DETACHED HOME, OFFERED WITH NO CHAIN, IS IDEALLY LOCATED NEAR THE CENTER OF BURTON JOYCE, A HIGHLY DESIRABLE VILLAGE KNOWN FOR ITS EXCELLENT AMENITIES AND CONVENIENT LINKS TO NOTTINGHAM CITY CENTRE.

THE WELL-PRESENTED ACCOMMODATION WELCOMES YOU THROUGH AN INVITING OPEN ENTRANCE PORCH, LEADING INTO A BRIGHT HALLWAY WITH A CONVENIENT DOWNSTAIRS WC, STAIRS TO THE FIRST FLOOR, AND DOORS TO THE SPACIOUS KITCHEN AND DINING/LIVING ROOM AREAS.

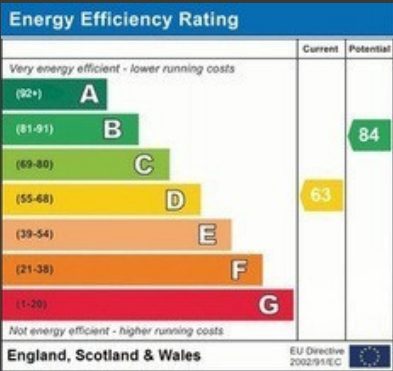
THE MODERN KITCHEN PROVIDES GENEROUS STORAGE OF WALL AND BASE UNITS, ALONGSIDE A DESIGNATED SPACE FOR A FRIDGE/FREEZER. THE CENTRAL AREA SERVES AS BOTH A COOKING ZONE, EQUIPPED WITH A BUILT-IN ELECTRIC OVEN AND HOB AND ADDITIONAL WORKSPACE. A THOUGHTFULLY DESIGNED UTILITY AREA OFFERS SPACE FOR A WASHING MACHINE AND TUMBLE DRYER, WITH BUILT-IN POWER, WATER, AND DRAINAGE CONNECTIONS. THE KITCHEN FLOWS EFFORTLESSLY INTO AN OPEN-PLAN DINING/LIVING AREA, WHERE PATIO DOORS OPEN ONTO THE REAR GARDEN PERFECT FOR EVERYDAY LIVING AND ENTERTAINING.

ON THE FIRST FLOOR, YOU'LL FIND THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO DOUBLES AND ONE SINGLE, AS WELL AS A CONTEMPORARY BATHROOM WITH A SEPARATE SHOWER CUBICLE FEATURING A DIGITAL STEAM ROOM.

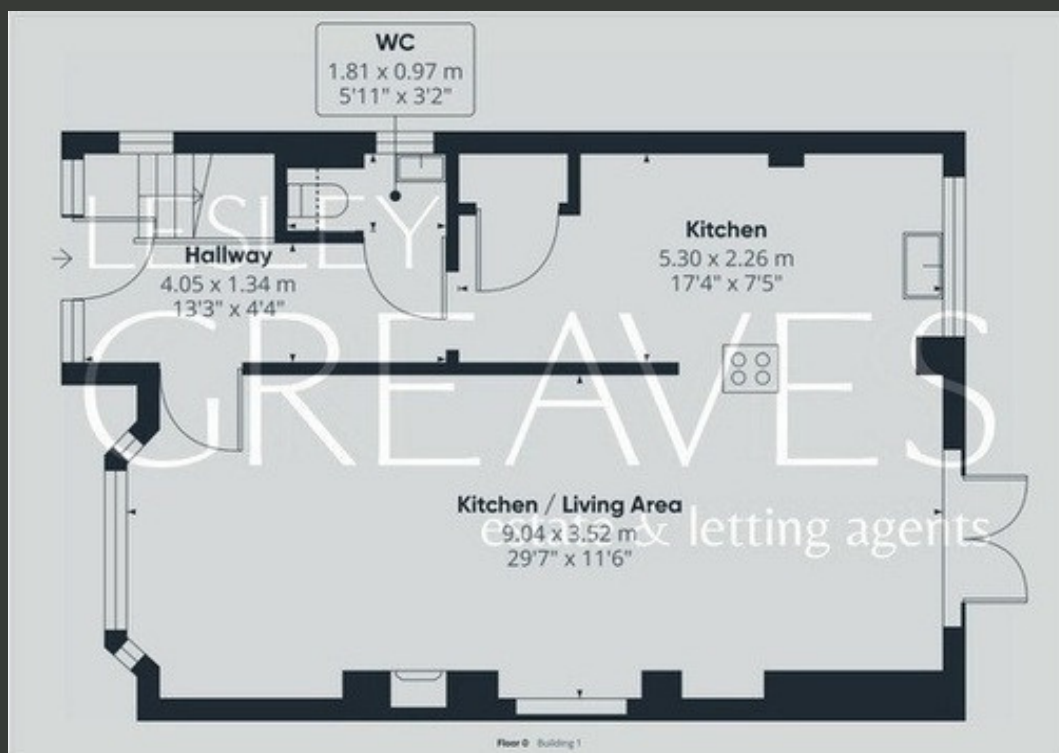
OUTSIDE, THE PROPERTY BOASTS A FRONT AND SIDE GARDEN, ALONG WITH A LOW-MAINTENANCE REAR GARDEN. A VERSATILE STORAGE ROOM ALSO ENHANCES PRACTICALITY AND FLEXIBILITY.

SET ALONG THE RIVER TRENT, BURTON JOYCE OFFERS A SELECTION OF AMENITIES, INCLUDING A CO-OP, POST OFFICE, PUBS, RESTAURANTS, MEDICAL FACILITIES, AND A PRIMARY SCHOOL. THE VILLAGE ALSO ENJOYS BOTH RAIL AND DIRECT BUS ROUTES INTO NOTTINGHAM.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 104 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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