



£600,000

OFFERS OVER

SHAFTESBURY AVENUE
BURTON JOYCE

- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/FAMILY AREA
- FOUR BEDROOMS
- UTILITY
- DRIVEWAY
- EPC D



Beautifully Presented Detached Property

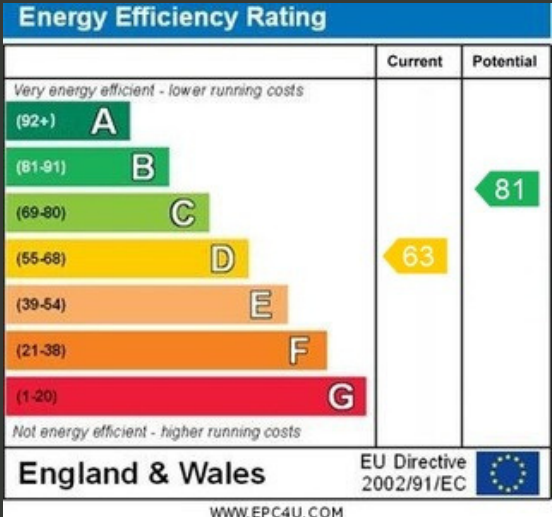
THIS STUNNING DOUBLE-FRONTED HOUSE OFFERS SPACIOUS ACCOMMODATION AND IS SITUATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF BURTON JOYCE, KNOWN FOR ITS FAMILY-FRIENDLY AMENITIES INCLUDING EXCELLENT SCHOOLS, LOCAL SHOPS, AND PICTURESQUE COUNTRYSIDE AND RIVERSIDE WALKS.

THE GROUND FLOOR PROVIDES TWO SPACIOUS RECEPTION ROOMS, IDEAL FOR BOTH RELAXING AND ENTERTAINING. THE LIVING ROOM IS ENHANCED BY A CHARMING LOG BURNER, CREATING A WARM AND INVITING FOCAL POINT. THE BEAUTIFULLY PRESENTED OPEN-PLAN LIVING SPACE IS THE HEART OF THE HOME, COMBINING COMFORT AND STYLE. THE FAMILY AREA FEATURES SKYLIGHTS THAT FLOOD THE ROOM WITH NATURAL LIGHT AND FLOOR-TO-CEILING WINDOWS OVERLOOKING THE GARDEN, CREATING A BRIGHT AND AIRY ATMOSPHERE. THE DINING AREA IS PERFECTLY POSITIONED FOR BOTH FAMILY MEALS AND ENTERTAINING, SEAMLESSLY CONNECTING TO THE MODERN FITTED KITCHEN, WHICH BENEFITS FROM A LARGE STORAGE CUPBOARD, A BREAKFAST BAR AND AN INTEGRATED DISHWASHER. DOUBLE DOORS OPEN FROM THE DINING AREA DIRECTLY TO THE REAR GARDEN, OFFERING AN IDEAL INDOOR-OUTDOOR FLOW. FROM THE KITCHEN, THERE IS ALSO ACCESS TO A PRACTICAL UTILITY, A DOWNSTAIRS WC AND DIRECT ACCESS TO THE DRIVEWAY.

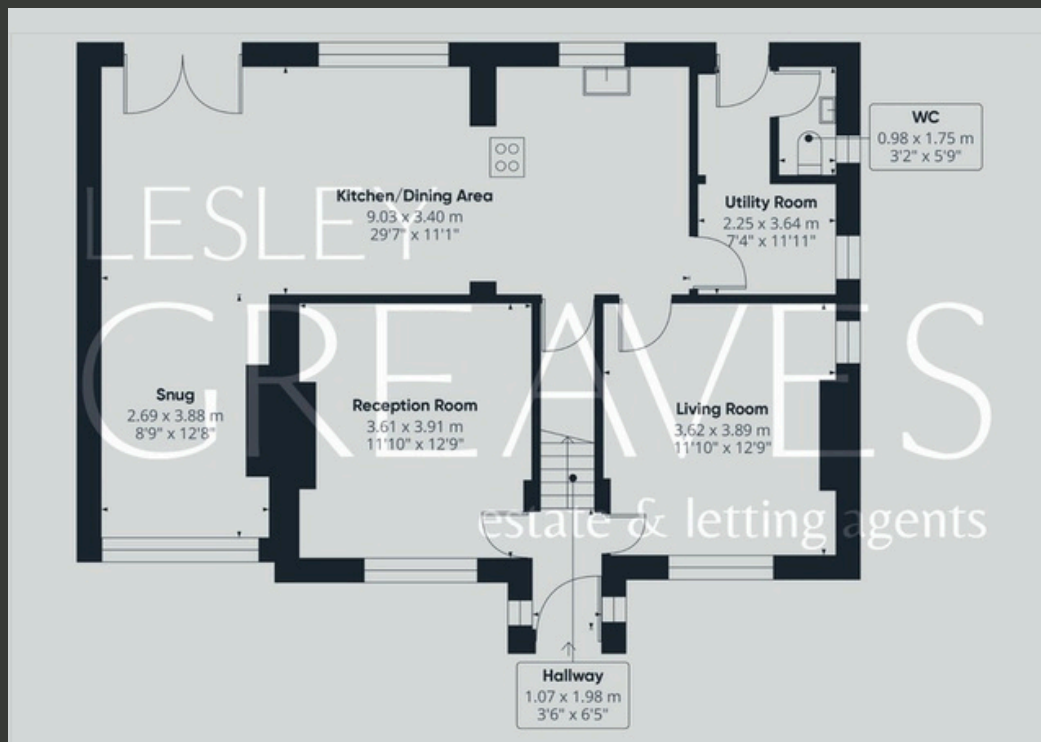
THE FIRST FLOOR OFFERS THREE DOUBLE BEDROOMS, WITH BEDROOM TWO FEATURING FITTED WARDROBES FOR ADDED CONVENIENCE, ALONGSIDE A VERSATILE FOURTH BEDROOM IDEAL AS A STUDY, DRESSING ROOM OR NURSERY. THE MAIN BEDROOM ALSO INCLUDES A BUILT-IN STORAGE CUPBOARD AND A STYLISH EN SUITE. THE MODERN BATHROOM IS FITTED WITH A SHOWER OVER THE BATH, COMBINING PRACTICALITY WITH CONTEMPORARY STYLE.

OUTSIDE, THE PROPERTY IS SET BACK FROM THE ROAD BEHIND A GATED GRAVEL DRIVEWAY, PROVIDING OFF-STREET PARKING. ATTRACTIVE GARDENS EXTEND TO BOTH THE FRONT AND REAR, OFFERING IDEAL SPACES FOR FAMILIES AND OUTDOOR ENTERTAINING.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 149 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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