



LESLEY  
GREAVES  
estate & letting agents

# £375,000

GUIDE PRICE

FARNSFIELD AVENUE  
BURTON JOYCE

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SEPARATE SHOWER ROOM
- DOWNSTAIRS WC
- GARAGE
- EPC D



LESLEY  
GREAVES  
estate & letting agents



LESLEY  
GREAVES  
estate & letting agents



LESLEY  
GREAVES  
estate & letting agents



LESLEY  
GREAVES  
estate & letting agents



LESLEY  
GREAVES  
estate & letting agents

## Extended Four-Bedroom Home in the Popular Village of Burton Joyce

THIS SPACIOUS EXTENDED FAMILY HOME IS SITUATED IN A QUIET CUL-DE-SAC WITHIN THE HIGHLY POPULAR VILLAGE OF BURTON JOYCE, OFFERING EASY ACCESS TO LOCAL SHOPS, EXCELLENT TRANSPORT LINKS AND WELL-REGARDED SCHOOLS. THE PROPERTY PROVIDES VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS, IDEAL FOR MODERN FAMILY LIVING.

THE GROUND FLOOR FEATURES A WELCOMING ENTRANCE HALLWAY LEADING TO A BRIGHT LOUNGE WITH BAY WINDOW. THE FITTED KITCHEN, COMPLETE WITH A PANTRY, PROVIDES ACCESS TO THE DINING ROOM, WHICH BENEFITS FROM PATIO DOORS OPENING DIRECTLY ONTO THE REAR GARDEN, CREATING AN EXCELLENT SPACE FOR BOTH EVERYDAY LIVING AND ENTERTAINING. FROM THE KITCHEN, A USEFUL INNER HALLWAY LEADS TO THE GARAGE WITH ADDITIONAL STORAGE/WORKSHOP SPACE, A CONVENIENT GROUND FLOOR WC AND A FURTHER DOOR OPENING ONTO THE REAR GARDEN.

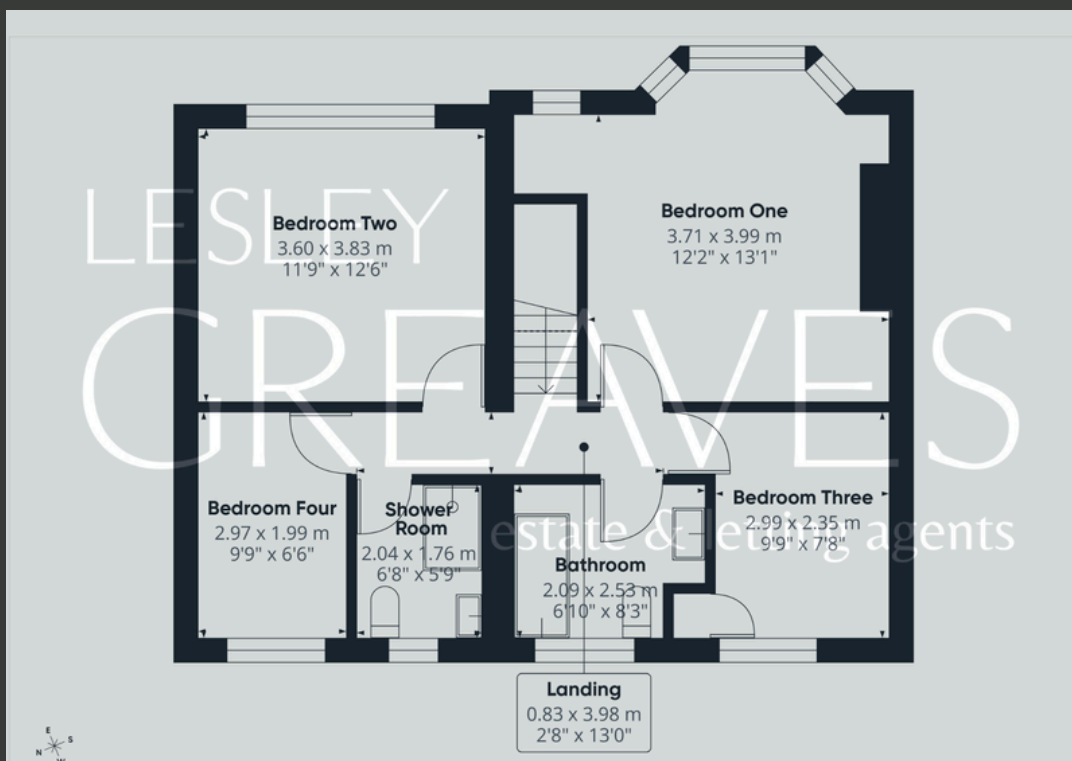
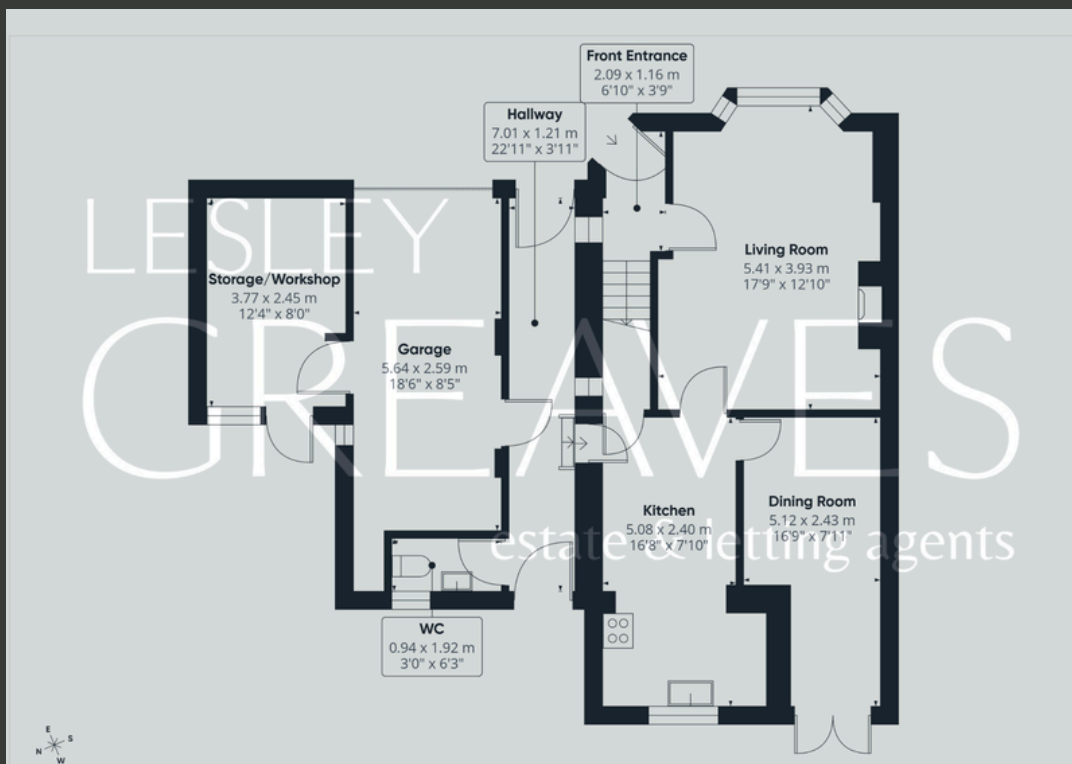
TO THE FIRST FLOOR ARE FOUR WELL-PROPORTIONED BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM FITTED FURNITURE. A FAMILY BATHROOM AND A SEPARATE SHOWER ROOM COMPLETE THE ACCOMMODATION, OFFERING PRACTICALITY FOR GROWING FAMILIES.

EXTERNALLY, THE PROPERTY BENEFITS FROM A WELL-MAINTAINED AND PRIVATE REAR GARDEN, FEATURING A PAVED PATIO SEATING AREA THAT CREATES AN IDEAL SPACE FOR OUTDOOR DINING, ENTERTAINING AND RELAXATION. TO THE FRONT, THERE IS AMPLE OFF-ROAD PARKING ALONG WITH ACCESS TO THE GARAGE, OFFERING BOTH CONVENIENCE AND PRACTICALITY.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 112 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.

## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)