

Burton Road  
Nottingham NG4 2QF



## Freehold

[illegible][illegible][illegible]

the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis:

W A Barnes Ltd: £60 including VAT.

All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average).

MoveWithUs Limited: £188 including VAT (average).

t 0115 962 4213  
e mapperley@david-james.com

david-james.com



Lounge/Dining Room

This is a well presented and versatile three/four bedroom chalet style detached family home, situated in the ever popular Gedling Village.

The property is accessed to the side elevation via an entrance door which in turn leads to the hall with access to the cloakroom/WC, lounge, breakfast kitchen, utility and bedrooms one and four.

The lounge is situated to the front elevation with a walk-in box window and feature fireplace as well as an opening to the adjoining dining area.

The breakfast kitchen is fitted with a modern range of base and eye level units with integrated appliances including an electric fan assisted oven, electric hob and concealed extractor. There is space



Sitting Room/Bedroom 4

- ✓ Superb detached chalet-style family home
- ✓ Three/four bedrooms
- ✓ Spacious lounge with adjoining dining area
- ✓ Modern breakfast kitchen with appliances and utility
- ✓ Entrance hall with cloakroom/WC
- ✓ Master bedroom en-suite with underfloor heating
- ✓ Sitting room/bedroom four with en-suite
- ✓ First floor family shower room
- ✓ Stunning established gardens with store
- ✓ Large electric gated drive and double garage



Dining Area



Breakfast Kitchen



Breakfast Kitchen



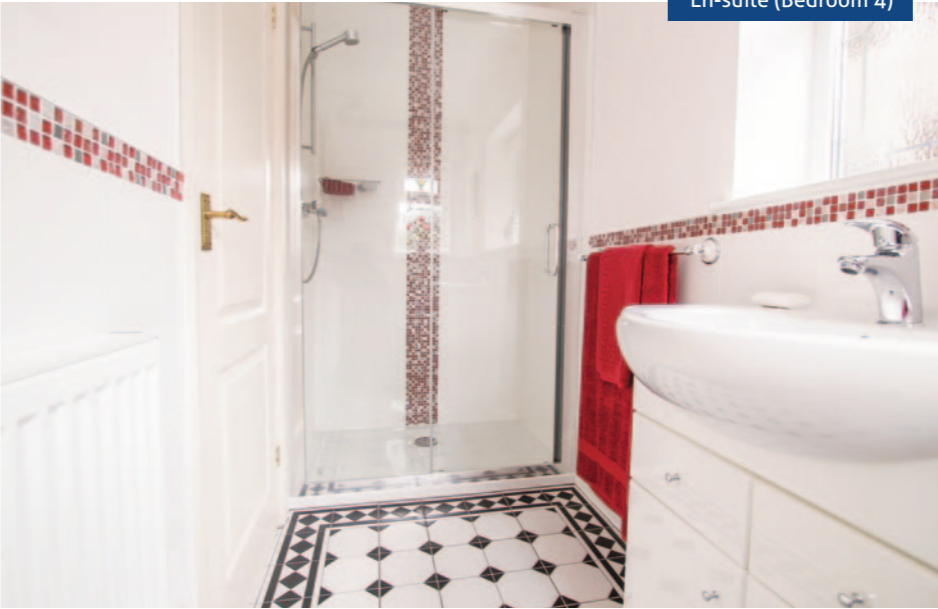
Hall



Cloaks



En-suite (Bedroom 4)



En-suite (Bedroom 4)

for a fridge freezer as well as an opening leading to the utility with a further range of units for storage and provision and plumbing for white goods.

The versatile sitting room could also be utilised as a fourth bedroom if required given its use of a superb en-suite shower room fitted with a three piece white suite consisting of a dual flush WC, washbasin with vanity storage below and a large shower cubicle with mains pressure shower and sliding glazed screen.

Sitting room/bedroom four also enjoys bi-fold doors overlooking and providing access to the patio area.

Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£2,500.00-£3,750.00	£7,500.00-£8,750.00	£18,000.00-£20,000.00
For more information visit <a href="http://www.david-james.com/stampduty">http://www.david-james.com/stampduty</a>		

Council Tax Band	D
------------------	---

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 09/06/2019 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

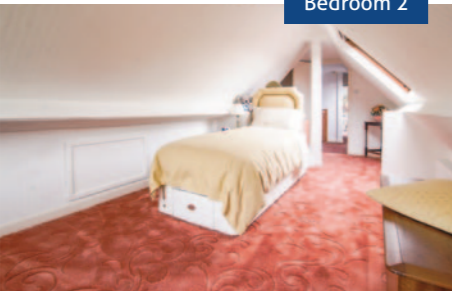
The master bedroom suite, as previously mentioned, is also situated on this level and is fitted with a range of wardrobes which include a concealed entrance to the superb main en-suite which has under-floor heating and a five piece suite comprising bath, concealed cistern WC,



Shower Room



Bedroom 2



Bedroom 2



Bedroom 1

bidet, washbasin with vanity storage below and a large walk-in shower cubicle. There is full height tiling to all elevations as well as an opaque window to the side of the property which provides plenty of natural light.

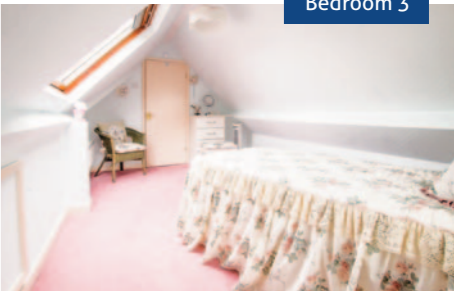
Bedrooms two and three are accessed via a staircase from the entrance hall and are



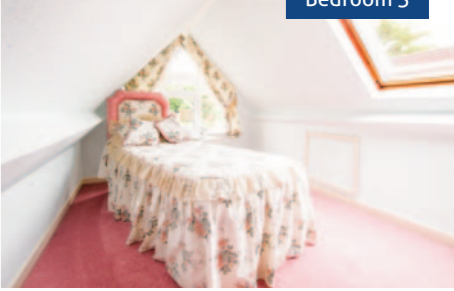
Lounge



En-suite



Bedroom 3



Bedroom 3



Garden

both good size bedrooms with feature picture windows and both have the use of the family shower room on this level fitted with a WC, washbasin and shower cubicle with mains pressure shower.

The property benefits from combination gas central heating, UPVC double glazing and the reassurance of a burglar alarm system whilst off street parking is provided by a large electric gated drive for multiple vehicles which in turn leads to a detached double garage also with electric roller shutter remote control door.

Outside, the superb established gardens must be viewed to be fully appreciated and enjoy an initial paved patio area providing fantastic space for entertaining which in turn has a ramp ascending to a good size lawn with a variety of established planting beds. It is also of note that there is a useful store converted from the previous garage with a UPVC door and power.



Garden

# Property floor plan & measurements



## GROUND FLOOR

### Entrance Hall

6.27m max x 2.18m max  
(20'7" max x 7'2" max)

### Cloaks/WC

1.38m x 0.87m  
(4'6" x 2'10")

### Lounge

4.65m max x 3.63m max  
(15'3" max x 11'11" max)

### Dining Area

3.35m max x 3.02m max  
(11'0" max x 9'11" max)

### Breakfast Kitchen

3.45m x 3.43m  
(11'4" x 11'3")

### Utility

3.45m x 1.37m  
(11'4" x 4'6")

## Bedroom One

4.22m max x 3.38m max  
(13'10" max x 11'1" max)

### En-suite

3.38m x 2.11m  
(11'1" x 6'11")

## Bedroom Four/Sitting Room

3.45m x 3.30m  
(11'4" x 10'10")

### En-suite

3.31m x 1.18m  
(10'10" x 3'10")

## FIRST FLOOR

### Bedroom Two

6.21m x 2.75m  
(20'4" x 9'0")

### Bedroom Three

4.53m x 2.57m  
(14'10" x 8'5")

### Shower Room

2.44m x 2.26m  
(8'0" x 7'5")

## OUTSIDE

### Double Garage

5.51m max x 5.16m max  
(18'1" max x 16'11" max)

### Workshop/Store

3.38m x 2.51m  
(11'1" x 8'3")

### Garden

24.38m max  
(80'0" max)

154.5 sq metres  
(1663.1 sq feet)

Total  
Area  
(Approx)

North West Facing  
Rear Aspect



## How to get there

Proceed away from Main Road in Gedling onto Shearing Hill and turn right at the traffic lights onto Burton Road where the property can be found on the right hand side, clearly marked by our 'For Sale' sign.

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property

