





Guide Price £425,000-£450,000

Main Street
Burton Joyce
Nottingham
NG14 5DZ

EPC Rating 'D'

Detached house in an enviable central village location offered for sale with no upward chain. In brief the versatile accommodation spans two floors and comprises an entrance hallway, kitchen diner, living room, family room, study, utility room and shower room to the ground floor. To the first floor is the family bathroom and three good size bedrooms with an en-suite bathroom to the master bedroom. The property occupies a generous plot and has parking and integral garage to the front. Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.



DOOR TO:-

ENTRANCE HALL

Stairs to the first floor, radiator, under stair storage cupboard, doors to the kitchen and to:-

LIVING ROOM

19' 11" x 12' 11" (6.07m x 3.94m)

uPVC double glazed window to the front, radiators, TV aerial point, gas fire, beams to the ceiling, coving to the ceiling and double doors to:-

FAMILY ROOM

17' narrowing to 11' 2 x 15' (5.18m x 4.57m)

uPVC double glazed patio doors onto the rear garden, radiator, doors to the kitchen diner and to:-

INNER HALL

Door to:-

STUDY/ BEDROOM FOUR

18.02' x 5' 01" to the maximum (5.49m x 1.55m)

uPVC double glazed window to the front, windows to the side, radiator and wash hand basin.

KITCHEN/DINER

DINING AREA

12' 11" x 10' 11" (3.94m x 3.33m)

Radiator, inset spotlights, door to the utility room, opening and door way to:-

KITCHEN

10' 11" x 11' 01" (3.33m x 3.38m)

Fitted wall and base units with a work surface incorporating a one and a half bowl sink unit with a mixer tap. Spaces for a cooker, dishwasher, fridge and freezer. Tiled splash backs, extractor hood, internal window and a uPVC double glazed window to the rear.

UTILITY ROOM

11' 00" x 8' 08" (3.35m x 2.64m)

uPVC double glazed window and stable door to the rear, internal window, fitted base units with a work surface incorporating a sink unit with a stainless steel mixer tap, radiator and a door to:-

SHOWER ROOM

Walk in shower with a mains fed shower, wash hand basin and low level WC. Chrome heated towel rail, extractor, inset spotlights, tiled splash backs, tiled floor and a uPVC double glazed opaque window to the side.

FIRST FLOOR

LANDING

Radiator, access to the loft, doors to the bedrooms and to:-

BATHROOM

Comprising a low level WC, wash hand basin within a vanity unit and bath with a mains fed shower over. Tiled splash backs, built in storage cupboard and uPVC double glazed opaque windows to the rear.

MASTER BEDROOM

13' 05" into bay, plus wardrobe recess x 12' 11" (4.09m x 3.94m)

uPVC double glazed walk in bay window to the front, uPVC double glazed windows to the side, radiator, coving to the ceiling, built in wardrobe and fitted drawer units and a door to:-

ENSUITE

Comprising a low level WC, wash hand basin within a vanity unit, built in storage and shower cubicle with a mains fed shower. Tiled splash backs, radiator, extractor, coving to the ceiling and a uPVC double glazed window to the rear.

BEDROOM TWO

16' 07" to the maximum x 10' 06" into bay plus recess (5.05m x 3.2m)

uPVC double glazed window to the side, uPVC double glazed walk in window to the front, radiators and built in wardrobe.

BEDROOM THREE

15' 11" plus door recess x 8' 08" (4.85m x 2.64m)

uPVC double glazed windows to the rear and side, radiator, coving to the ceiling and built in wardrobe.

OUTSIDE

To the front is a lawned garden with borders for plants and shrubs, a driveway and integral garage, which houses the wall mounted boiler. There is gated access at the side and a mature garden to the rear with a paved patio area, lawn, borders for plants and shrubs and summerhouse.

Tenure: Freehold

Council Tax Band: E

Local Authority: Gedling Borough Council

Property Directions:

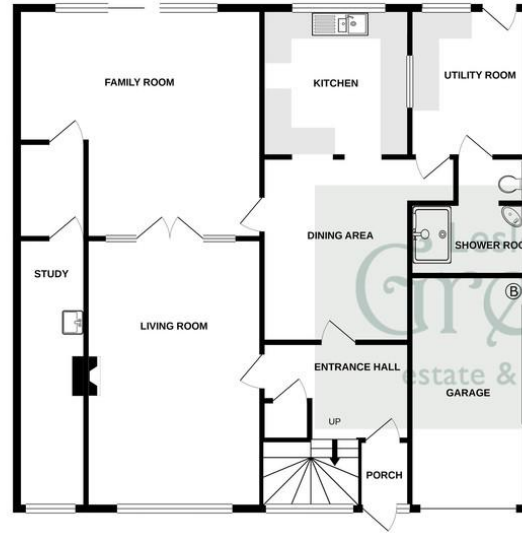
Travelling along Nottingham Road / Church Road from Nottingham, turn left onto Chestnut Grove and left again at Co-op onto Main Street. The property can be found after a short distance on the left hand side, identified by our for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 2153 sq.ft. (200.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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