



£450,000

Farnsfield Avenue, Burton Joyce, Nottingham NG14 5GF

EPC Rating C



Substantially extended and modernised detached family home in cul de sac village location and offered for sale with no upward chain. In brief, the porch to the front leads to an entrance lobby with stairs to the first floor and door to the living room. The bay fronted living room leads to a stunning open plan kitchen diner family room with feature LED lighting and double French doors onto the rear garden. The kitchen area is fitted with a breakfast bar, integrated dishwasher, fitted oven, microwave, hob and extractor. There is a door leading to a lobby area with WC, separate utility cupboard with plumbing for a washing machine and an integral door to the garage. To the first floor is access to the loft, doors to the family bathroom and to four double bedrooms. Bedroom one has an open fitted wardrobe and an en-suite bathroom, bedroom two has an e-suite shower room, bedroom three is bay fronted and has an en-suite shower and bedroom four is fitted with an open fitted wardrobe. There is block paved parking at the front and access at the side leading to the rear garden. The garden to the rear has been landscaped with paved, decked and gravelled patio areas, LED lighting, an artificial lawn and a detached garden room with bar, fitted units, sink and multi-fuel burning stove. 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.

- Freehold
- Council Tax C

PORCH 3' 10" x 3' 6" (1.17m x 1.07m)

ENTRANCE LOBBY 3' 11" x 2' 11" (1.19m x 0.89m)

LIVING ROOM 12' 5" into bay x 11' 9" into recess (3.78m x 3.58m)

KITCHEN 23' 1" x 12' 3" (7.04m x 3.73m)

DINING FAMILY ROOM 16' 8" x 11' 6" (5.08m x 3.51m)

WC 2' 11" x 2' 9" (0.89m x 0.84m)

BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

BEDROOM ONE 14' 5" x 10' 6" plus entrance (4.39m x 3.2m)

EN-SUITE BATHROOM 8' 8" x 5' 6" (2.64m x 1.68m)

BEDROOM TWO 14' 3" x 8' 4" (4.34m x 2.54m)

EN-SUITE SHOWER ROOM 5' 6" x 4' 9" (1.68m x 1.45m)

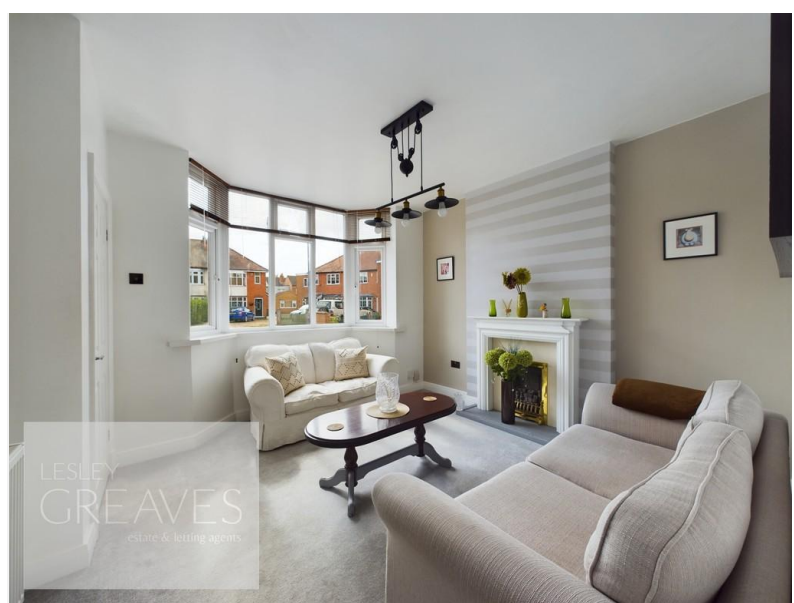
BEDROOM THREE 12' 4" into bay x 11' 11" (3.76m x 3.63m)

EN-SUITE SHOWER 5' 3" x 3' 2" (1.6m x 0.97m)

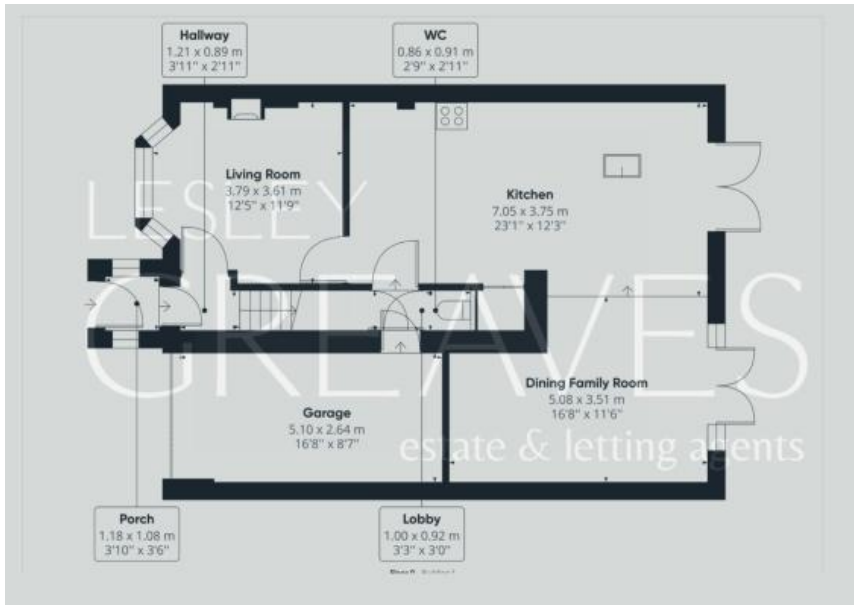
BEDROOM FOUR 13' 1" x 8' 6" (3.99m x 2.59m)

GARDEN ROOM BAR 18' 1" x 11' 6" (5.51m x 3.51m)

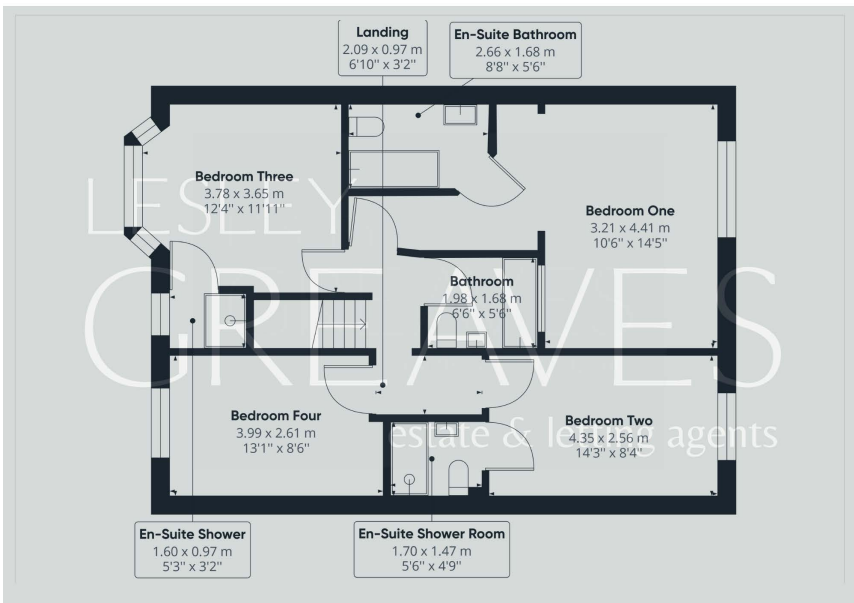
GARAGE 16' 8" x 8' 7" (5.08m x 2.62m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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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.

