

£480,000

Willow Wong, Burton Joyce, Nottingham NG14 5FD

EPC Rating D



Centrally located, hidden gem, offered for sale with no upward chain. Gated access to the drive leads to this secluded cottage providing off street parking for several vehicles and access to the double garage, with power and lighting. There is a delightful country style garden to the front, landscaped with lawn, paved patio area and shrubs.

In brief, the two storey accommodation comprises an entrance hallway with a built in cloaks cupboard and feature wall panelling. An L shape living room, offering versatile usage with beamed ceilings, bespoke cabinetry and an open fireplace. Re-fitted Shaker style kitchen diner with a built in oven, microwave, gas hob and extractor, spaces for a washing machine and dishwasher. This room also features a vaulted and beamed ceiling, feature stove and under stair storage. There is also an en-suite snug which could be utilised as a or bedroom four.

To the first floor is a built in storage cupboard with feature glazing, a re-fitted shower room with an electric walk in shower and three double bedrooms. There are fitted wardrobes to bedroom two, a feature cast iron fireplace and an en-suite bathroom to the master bedroom.

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 band E

ENTRANCE HALL 7' 2" x 5' 6" (2.18m x 1.68m)

OPEN PLAN LIVING ROOMS 23' 1" x 11' 1" (7.04m x 3.38m)

13' 9" x 11' 5" (4.19m x 3.48m)

KITCHEN/DINER 14' 8" x 12' 2" plus recess (4.47m x 3.71m)

SNUG / STUDY / BEDROOM FOUR 9' 6" x 9' 2" (2.9m x 2.79m)

WC 10' 3" x 2' 7" (3.12m x 0.79m)

BEDROOM ONE 12' 4" x 11' 3" (3.76m x 3.43m)

EN-SUITE 9' 0" x 7' 7" (2.74m x 2.31m)

BEDROOM TWO 12' 2" x 8' 4" to the front of wardrobes(3.71m x 2.54m)

BEDROOM THREE 9' 11" x 8' 4" (3.02m x 2.54m)

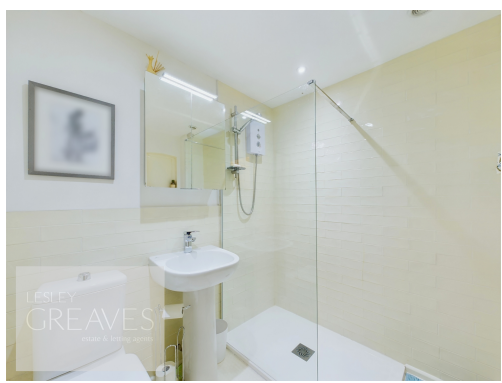
SHOWER ROOM 6' 6" x 6' 2" (1.98m x 1.88m)

DOUBLE GARAGE 20' 11" x 15' 3" (6.38m x 4.65m)

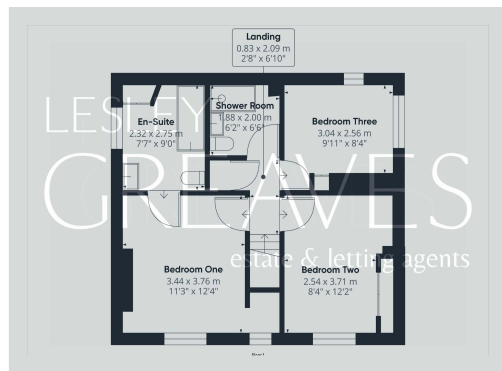


LESLEY GREAVES

estate & letting agents



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



LOCAL AUTHORITY: Gedling Borough Council COUNCIL TAX BAND: E

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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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