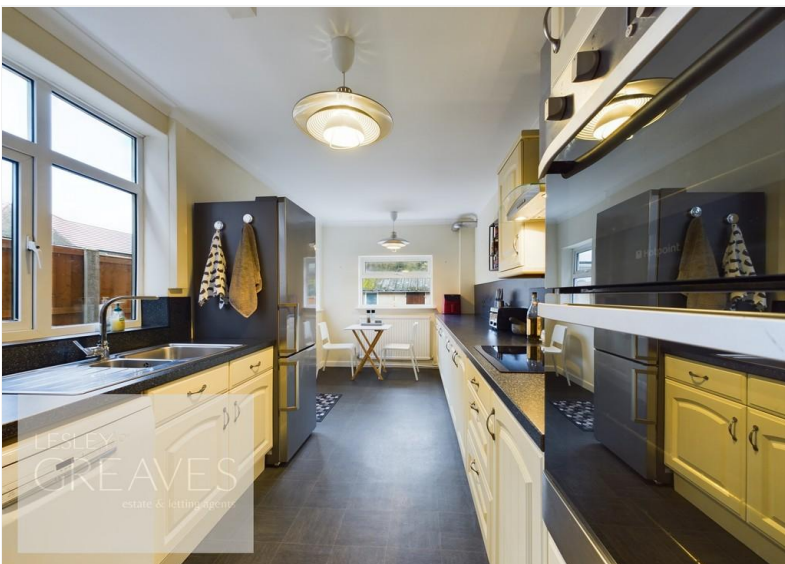




£325,000

Church Road, Burton Joyce, Nottingham NG14 5GG

EPC Rating D



Traditional 'Key Hole' style semi detached home close to the heart of this most popular village. In brief, the beautifully presented accommodation comprises an open entrance porch with original stain glass windows and door, reception hallway with a wooden floor, lounge dining room with a walk in bay window to the front, feature fireplace and a door leading into a garden room at the rear. A modern breakfast kitchen with a stainless steel double oven, stainless steel extractor, ceramic hob and spaces for a fridge freezer, dishwasher and washing machine completes the ground floor.

To the first floor is a generously sized landing, with access to the loft via pull down ladder, three bedrooms and a modern shower room.

There is a walled front garden which has been thoughtfully landscaped with low maintenance in mind. At the rear is also a low maintenance garden with gated access at the side and to the rear leading to the detached double garage which has an electric door, personnel door, power and lighting. The garage is accessed via a shared driveway at the rear. The accommodation is double glazed and centrally heated with a combi-boiler.

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

ENTRANCE HALL 7' 11" x 7' 0" (2.41m x 2.13m)

KITCHEN/BREAKFAST ROOM 17' 9" x 7' 11" (5.41m x 2.41m)

LOUNGE/DINER 22' 8" x 12' 2" (6.91m x 3.71m)

GARDEN ROOM 11' 3" x 8' 7" (3.43m x 2.62m)

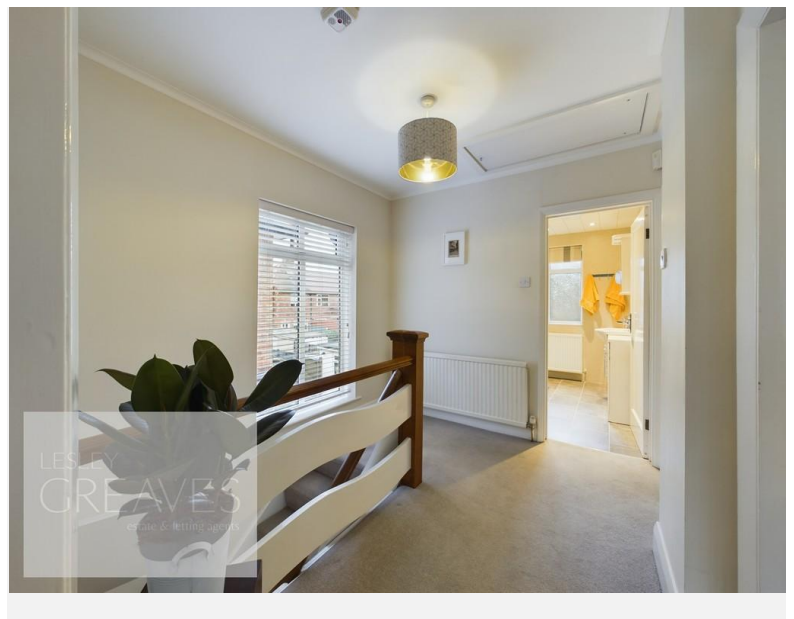
BEDROOM ONE 14' 1" into bay x 12' 1" (4.29m x 3.68m)

BEDROOM TWO 12' 5" x 12' 4" (3.78m x 3.76m)

BEDROOM THREE 8' 2" x 7' 11" maximum (2.49m x 2.41m)

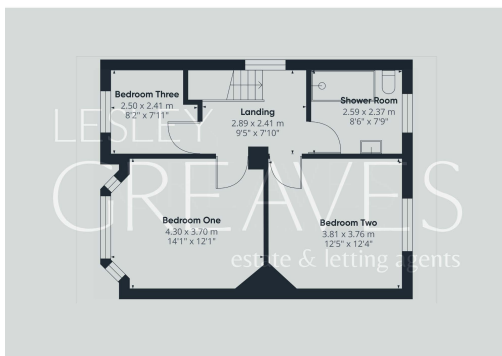
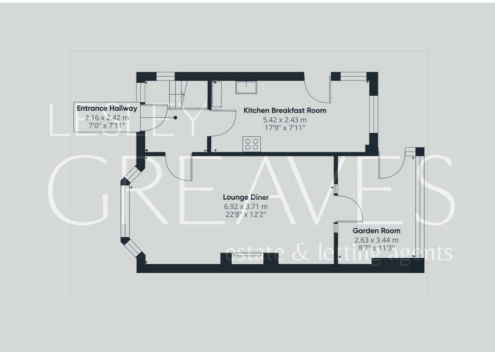
SHOWER ROOM 8' 6" x 7' 9" (2.59m x 2.36m)

DOUBLE GARAGE 16' 4" x 16' 2" (4.98m x 4.93m)



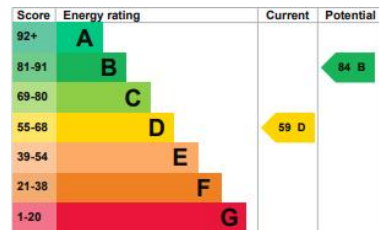
LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council



20 Main Road
 Gedling
 Nottingham
 NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
 0115 987 7337

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.



Company Registration Number: 5773186 | VAT Number: 917862296