



**2 Brookside Cottages, Burton Joyce,
Nottinghamshire, NG14 5DA**

£235,000
Tel: 01949 836678

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Available with no upward chain is this delightful and charming character cottage which offers a wealth of features and is tucked away in a quiet backwater setting but still within walking distance of the heart of this highly regarded and well served Trent Valley village.

The property has been tastefully modernised over the years to complement the original period of the cottage retaining much of its character. Benefitting from UPVC double glazing, gas central heating, modernised kitchen with a generous range of units and integrated appliances and a stunning sitting room with exposed brick fireplace and solid fuel stove as well as heavily beamed ceiling.

To the first floor there are two bedrooms, the master benefitting from fitted wardrobes, as well as a shower room.

The property occupies a manageable plot which has been landscaped for low maintenance, set well back from the lane off a private driveway and having its own double width driveway to the front and low maintenance flagged and decked seating areas. There is a terraced courtyard style garden to the rear with elevated seating area.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

Burton Joyce is well equipped with amenities including a variety of shops, post office, public houses, primary school, dentist and doctors surgeries, excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

A GRP WOODGRAIN EFFECT ENTRANCE DOOR LEADS THROUGH INTO:

SITTING ROOM

17'9 x 12'9 (5.41m x 3.89m)



An impressive well proportioned living/dining space offering a wealth of character with heavily beamed ceiling, exposed brick chimney breast and fireplace with slate hearth and inset solid fuel stove, oak mantle over and alcove to the side, solid oak flooring, deep oak skirting, central heating radiator and UPVC double glazed window to the front.



A single step and open doorway leads through into:

LOBBY AREA

Having useful understairs storage space and leading through into:

BREAKFAST KITCHEN

14'6 x 8'7 (4.42m x 2.62m)



Appointed with a generous range of wall, base and drawer units with hand painted door fronts, laminate preparation surfaces with integral breakfast bar, ceramic one and a third bowl sink and drainer unit with chrome articulated mixer tap, slate tiled splashbacks.



Integrated appliances include stainless steel finish four ring gas hob with chimney hood over and AEG single oven beneath, plumbing for washing machine, space for free standing fridge freezer, slate tiled floor, deep oak skirting, exposed central beam, contemporary column radiator and UPVC double glazed windows to three elevations.



A stripped pine door gives access through into:

LEAN-TO

14'2 x 4'0 (4.32m x 1.22m)

Providing a covered walkway and additional storage with utility space, pitched polycarbonate roof and UPVC double glazed exterior door leading out into the rear garden.

RETURNING TO THE MAIN LIVING AREA, AN OPEN DOORWAY LEADS THROUGH INTO THE STAIRWELL WITH STAIRCASE RISING TO THE:

FIRST FLOOR LANDING

With slate sill and UPVC double glazed window, exposed oak beam and doors to:

BEDROOM 1

13'9 x 12'3 (4.19m x 3.73m)



A well proportioned double bedroom having aspect to the front, generous range of built in wardrobes with contemporary door fronts, deep oak skirting, exposed varnished floorboards, central heating radiator, part pitched ceiling with access to loft space, UPVC double glazed window.

BEDROOM 2

8'7 x 8'1 (2.62m x 2.46m)



Having aspect to the rear, deep oak skirting, central heating radiator and UPVC double glazed window.

SHOWER ROOM

6'2 x 5'8 (1.88m x 1.73m)



Having shower enclosure with bi-fold screen and chrome wall mounted shower mixer with independent handset and rose over, close coupled wc, contemporary wash basin with round glass bowl and chrome mixer tap, fully tiled walls, wood effect laminate flooring, chrome towel radiator, inset downlighters to the ceiling and UPVC double glazed window to the side.

EXTERIOR

The property occupies a delightful location tucked away in a quiet backwater, set well back from Lambley Lane off a private driveway shared with a handful of other similar dwellings but positioned within easy walking distance of the heart of the village.

The property offers a generous frontage which has been landscaped to provide low maintenance living and to maximise off road parking with block set driveway, bordered by panelled fencing and leading on to a flagged terrace with useful log store, established trees and shrubs and further timber decked forecourt area providing a further seating area.

REAR GARDEN



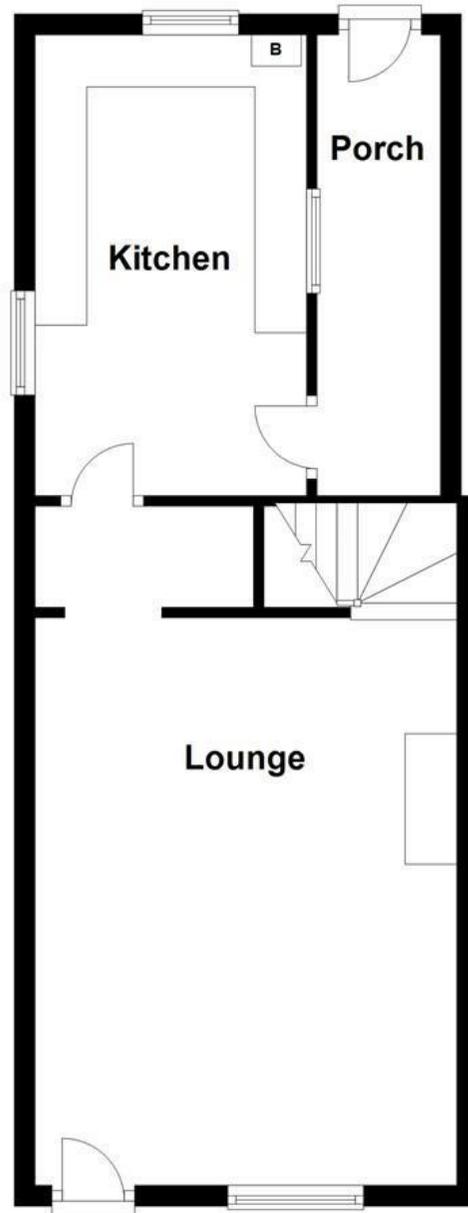
To the rear of the property there is a low maintenance terraced courtyard style garden with sleeper steps leading up to a split level garden area, the higher area having elevated seating area with low maintenance artificial turf. (please note the timber shed is excluded from the sale)

COUNCIL TAX BAND

Gedling Borough Council - Tax Band A.

Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 sq. feet)

2 Brookside Cottages, Burton Joyce



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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