

# JOHNSONS & PARTNERS

Estate and Letting Agency



**1 BULCOTE DRIVE,**  
BURTON JOYCE, NG14 5AZ

**£450,000**





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Three Bedroom Detached Home | Wonderful Gardens and Patio Area | Driveway and Garage | Bay Fronted Living Room | Bi-Fold Doors | Spacious Bedrooms | Modern Bathroom | Dining Kitchen |

Immerse yourself in the exquisite charm of this traditional, bay-fronted three-bedroom detached home, beautifully nestled on Bulcote Drive in the delightful village of Burton Joyce, Nottingham. With its splendid presentation throughout, this property is a jewel awaiting a wide array of discerning buyers.

Upon entering, one is greeted by a cosy living room, adorned with a bay window and fitted window seat, perfect for basking in the afternoon sun with a good book. The heart of the home is undoubtedly the open-plan dining kitchen, featuring bi-fold doors that open to a rear patio area, offering an exceptional indoor/outdoor living experience.

The convenience of a ground floor WC complements the family-friendly layout, while the first floor boasts two spacious bedrooms and a well-proportioned third bedroom, ensuring ample space for all. The modern four-piece bathroom is a sanctuary of relaxation, showcasing a free-standing bath and separate shower, promising a tranquil end to busy days.

Stepping outside, the two-tiered garden provides a versatile outdoor space with a tiled patio and a luscious lawned garden above, all backing onto serene woodland and countryside, ensuring privacy and a picturesque backdrop for al fresco dining or weekend gardening.

The frontage offers a practical driveway alongside a garage, providing ample off-road parking for two vehicles. Located on a highly sought-after road, the property benefits from proximity to local amenities, transport links, and idyllic riverside walks.

Viewings are highly advised to fully appreciate the opportunity to acquire a home that truly epitomises comfort, convenience, and countryside charm.

Entrance Porch

Entrance Hallway

Living Room

14'6" x 12'2" (4.42 x 3.73)

Dining Kitchen

14'5" (max) x 20'1" (max) (4.41 (max) x 6.14 (max))

Ground Floor WC

First Floor Landing

Bedroom One

14'7" x 11'10" (4.45 x 3.63)

Bedroom Two

13'1" x 11'5" (4 x 3.48)

Bedroom Three

7'7" x 6'11" (2.32 x 2.11)

Bathroom

8'10" x 6'9" (2.71 x 2.08)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

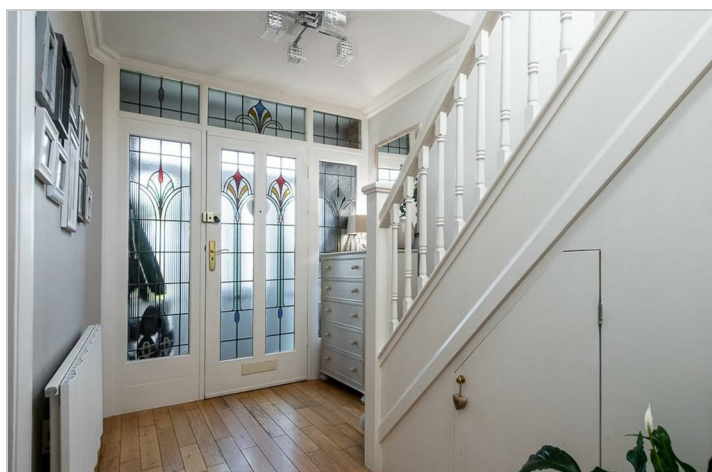
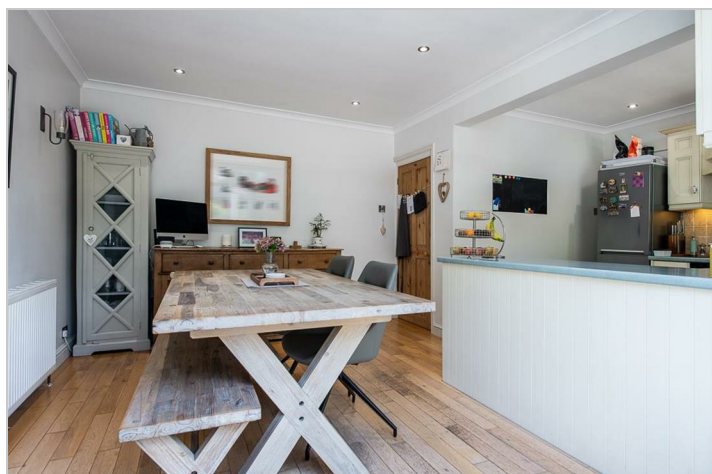
The vendor has advised the following:

Property Tenure is Freehold

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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