

# JOHNSONS & PARTNERS

Estate and Letting Agency



**5 HILLCREST GARDENS**

NOTTINGHAM, NG14 5DE

**ASKING PRICE £440,000**



## 5 HILLCREST GARDENS

Nottingham, NG14 5DE

For Sale with NO CHAIN | Four Bedrooms | Detached Home | Countryside Views | Double Garage | Popular Location | Close to Local Amenities and Transport Links | Renovation Required|

Positioned on the popular Hillcrest Gardens of Burton Joyce, this four-bedroom detached house presents a rare opportunity for buyers seeking a rewarding renovation project. Set on a generous plot in a peaceful cul-de-sac, this property is a hidden gem just waiting to be transformed into a dream family home.

Offering versatile reception rooms, there is ample space to design inviting living and entertaining areas tailored to your tastes. The accommodation further comprises four well-proportioned bedrooms and a family bathroom, providing plenty of scope for reimagining and modernisation throughout.

Outside, the property continues to impress with an integral double garage and off-road parking for two vehicles. The private rear garden offers a blank canvas, perfect for creating an idyllic outdoor retreat or hosting gatherings with friends and family.

Perfectly positioned, Hillcrest Gardens enjoys a coveted village setting with easy access to local amenities, public transport links, and scenic countryside walks. Enjoy the charm of Burton Joyce with its welcoming pubs, independent shops, and friendly community atmosphere, all just a short stroll away.

With no upward chain, this property represents an excellent proposition for those with vision and a passion for creating their perfect home. Don't miss your chance to unlock the true potential of this delightful house in one of Nottingham's most desirable villages. Arrange your internal viewing today and take the first step towards realising your property ambitions.

### Reception Hallway





## WC

**Lounge Dining Room**  
30'10" x 12'5" (9.40 x 3.80)

**Breakfast Room**  
26'2" x 9'8" (max) (8 x 2.95 (max))

**Lower Ground Floor Room**

**Kitchen**  
13'6" x 11'11" (4.12 x 3.65)

**Rear Lobby**  
8'11" x 5'2" (2.72 x 1.59)

**Bedroom One**  
13'4" x 8'7" (4.07 x 2.64)

**Bedroom Two**  
9'8" x 12'4" (2.97 x 3.78)

**Bedroom Three**  
11'5" x 8'3" (3.48 x 2.52)

**Bedroom Four**  
10'2" x 8'11" (3.12 x 2.74)

**Bathroom**  
10'8" x 8'9" (max) (3.27 x 2.67 (max))

**Outside**

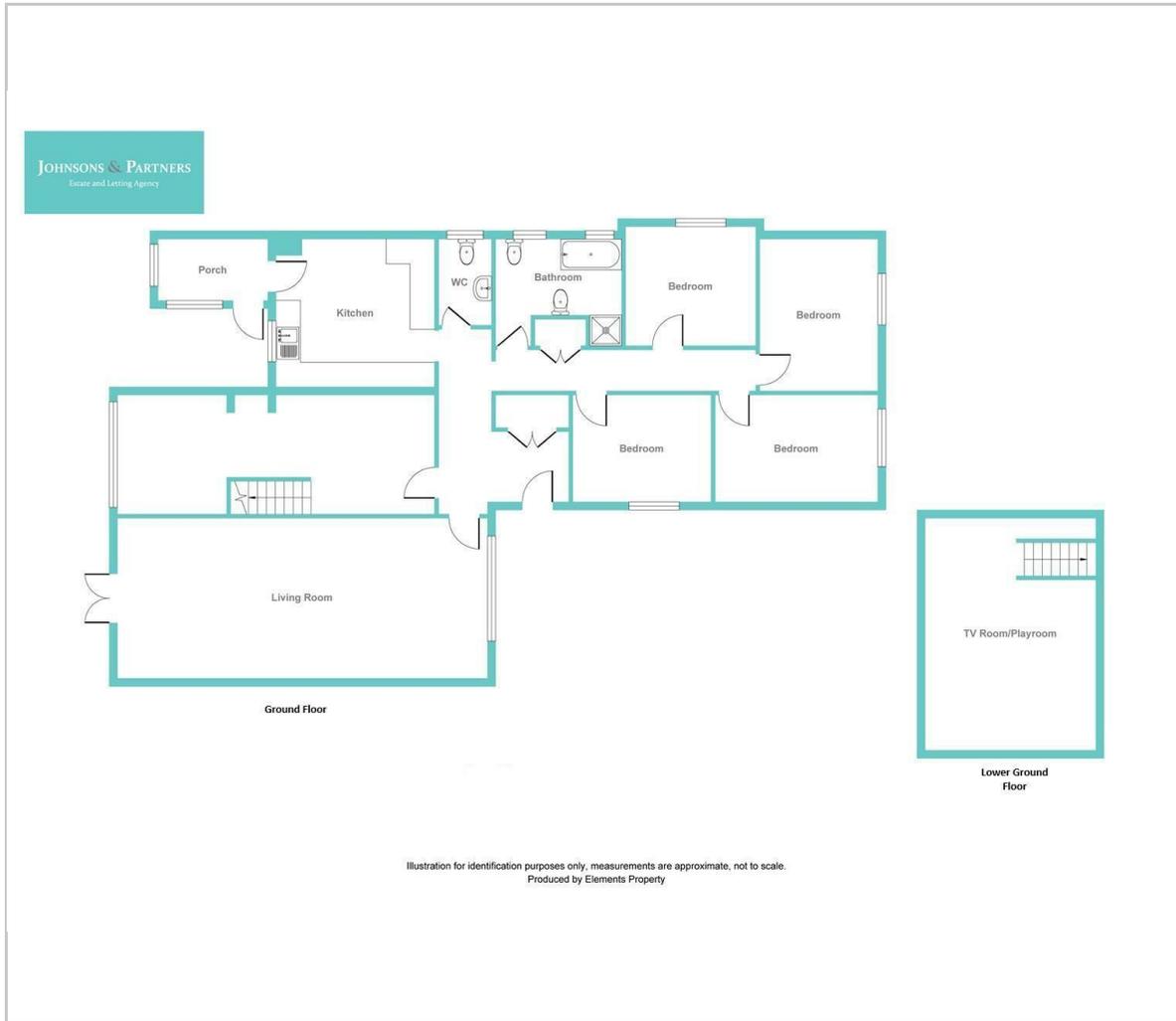
**Driveway**

**Integral Garage**

**Private Rear Garden**

**Agents Disclaimer**

## Floor Plan

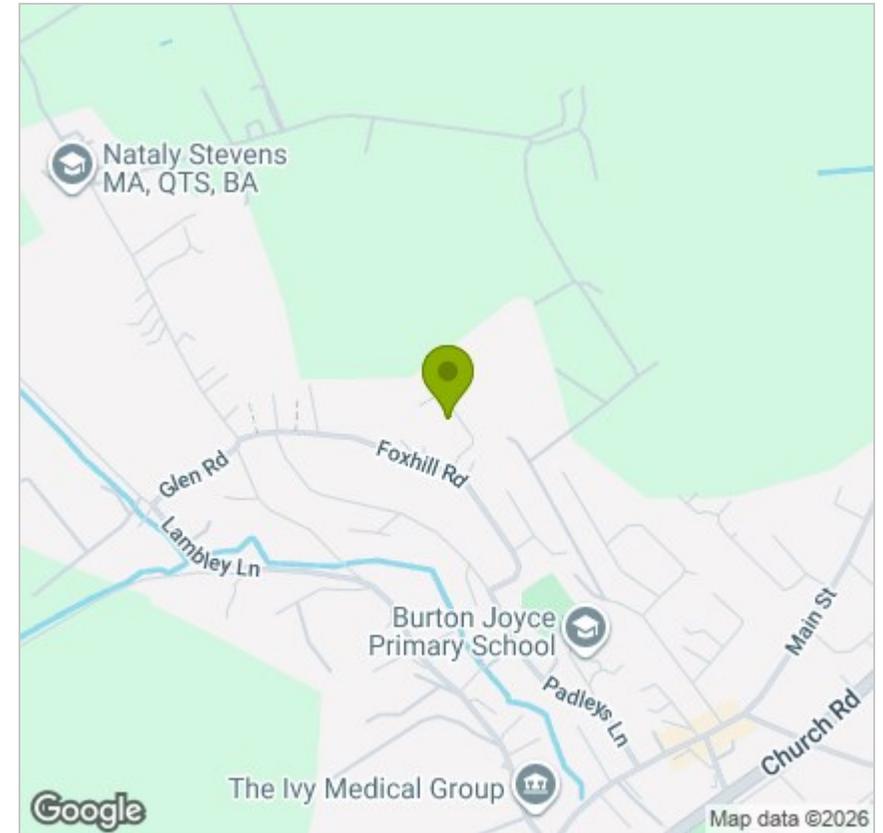


## Viewing

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.

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## Area Map



## Energy Efficiency Graph

