

# JOHNSONS & PARTNERS

Estate and Letting Agency



**32 BRAMBLING ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5JB

**£395,000**

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# 32 BRAMBLING ROAD

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Five Bedrooms | Detached Family Home | Popular Location | Close to Local Amenities | Ground Floor Shower Room | En-Suite | Desirable Road on the Development | Viewings Advised | |

Welcome to Brambling Road, Burton Joyce, a lovely five-bedroom detached house that offers generously sized accommodation throughout. This property is located in a sought-after area within an extremely popular development, boasting picturesque views overlooking a nature reserve.

Upon entering, you are greeted with an inviting reception hallway, reception room, perfect for entertaining guests or simply relaxing with the family. The ground floor features a convenient shower room and WC, ideal for busy households. The principal bedroom comes complete with an en suite shower room, offering a touch of luxury. Additionally, there are four more bedrooms and a separate family bathroom, ensuring ample space for everyone.

Outside, you will find a double width driveway, providing plenty of parking space for multiple vehicles. The property's proximity to excellent amenities makes daily errands a breeze, adding to the convenience of the location.

If you are looking for a home that combines comfort, style, and convenience, this property on Brambling Road is a must-see. Internal viewing is highly recommended to fully appreciate the charm and potential this residence has to offer. Don't miss out on the opportunity to make this house your dream home in Nottingham. Contact us now to book your personal viewing appointment.

Open Canopy Porch

Reception Hallway

17'1 x 6'4 (5.21m x 1.93m)

Shower Room

8'9 x 4'10 (2.67m x 1.47m)

WC

5'4 x 3'1 (1.63m x 0.94m)

Lounge

15' x 10'8 (4.57m x 3.25m)

Dining Kitchen

21'2 x 9'9 (6.45m x 2.97m)

Utility Room

7'2 x 5'4 (2.18m x 1.63m)

Garage

10'10 x 8'9 approximate (3.30m x 2.67m approximate)

First Floor Landing

Bedroom One

13'4 x 10'7 (4.06m x 3.23m)

En Suite

7'6 x 4'4 (2.29m x 1.32m)

Bedroom Two

11'5 x 10'7 (3.48m x 3.23m)

Bedroom Three

10'2 x 9'2 (3.10m x 2.79m)

Bedroom Four

11'8 x 10' (3.56m x 3.05m)

Bedroom Five

7'2 x 6'11 (2.18m x 2.11m)

Family Bathroom

9'2 x 5'5 (2.79m x 1.65m)

Outside

Open Plan Front Garden & Driveway

Enclosed Rear Garden



## Road Map



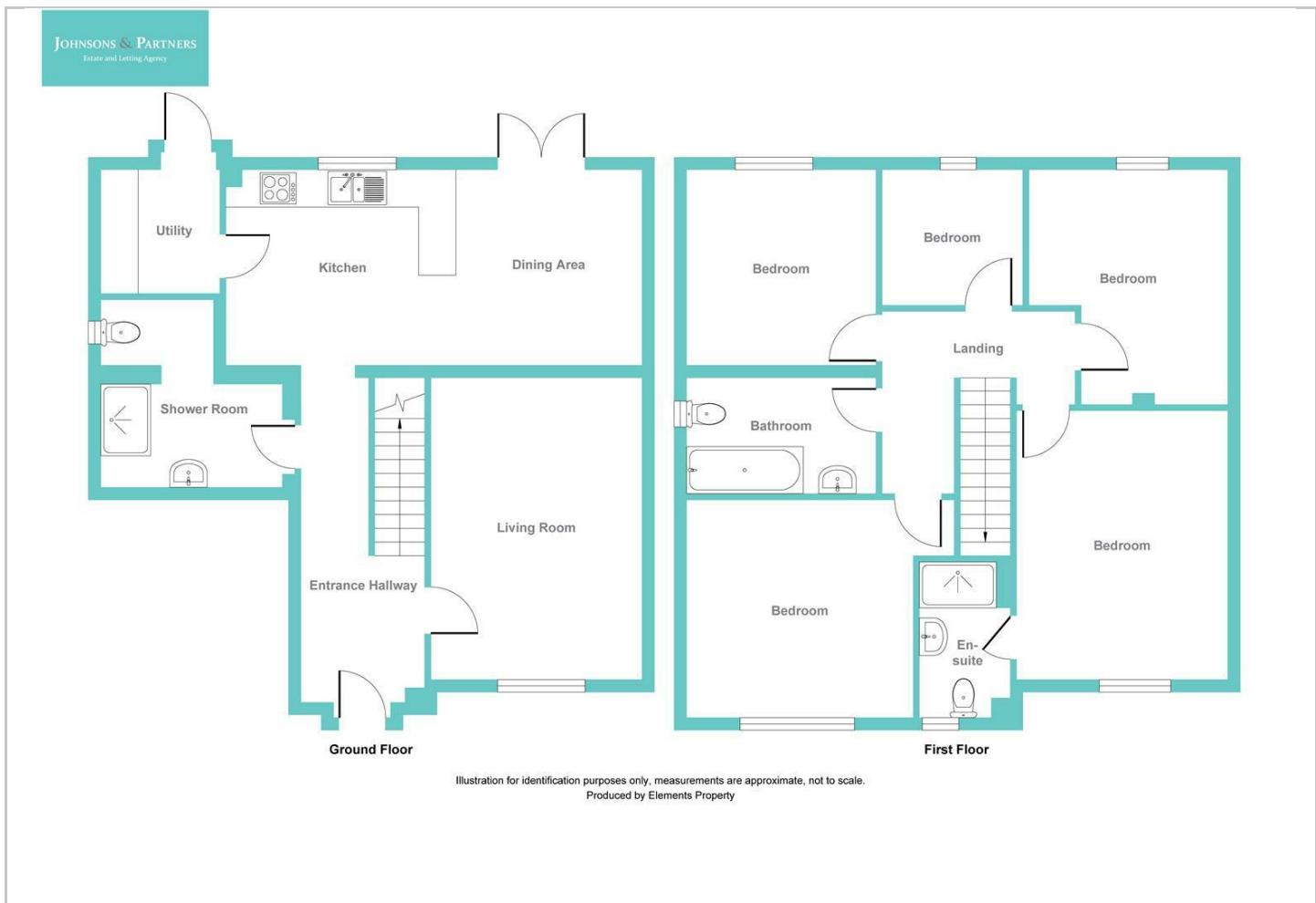
## Hybrid Map



## Terrain Map



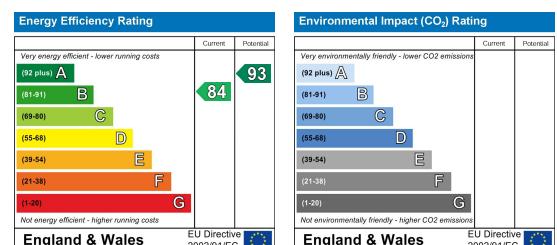
## Floor Plan



## 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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