

JOHNSONS & PARTNERS

Estate and Letting Agency



17A CROW PARK DRIVE
NOTTINGHAM, NG14 5AS

OFFERS AROUND £475,000



17A CROW PARK DRIVE

Nottingham, NG14 5AS

A generously sized, three bedroom, detached bungalow. This wonderful property is located toward the head of this extremely popular cul de sac within this much sought after village. Burton Joyce enjoys a wealth of amenities including popular schools for all ages of children, shops and great eateries and bars; as well as regular public transport services, including rail. There are also lovely riverside walks to enjoy within a short stroll.

In brief, the double glazed and centrally heated accommodation comprises open entrance porch, reception hallway, dining room, lounge, conservatory, and kitchen, inner hallway, three good sized bedrooms, family bathroom and separate WC. To the outside there are low maintenance gardens with the rear, private, garden enjoying a sunny aspect. There is also a single garage.

Internal viewing is most strongly recommended, in order to fully appreciate both the accommodation and location. Contact us now to book your personal viewing appointment.

Open Entrance Porch

Reception Hallway

7'1 x 6'2 (2.16m x 1.88m)

Dining Area

10' 6 x 6'9 (3.05m 1.83m x 2.06m)

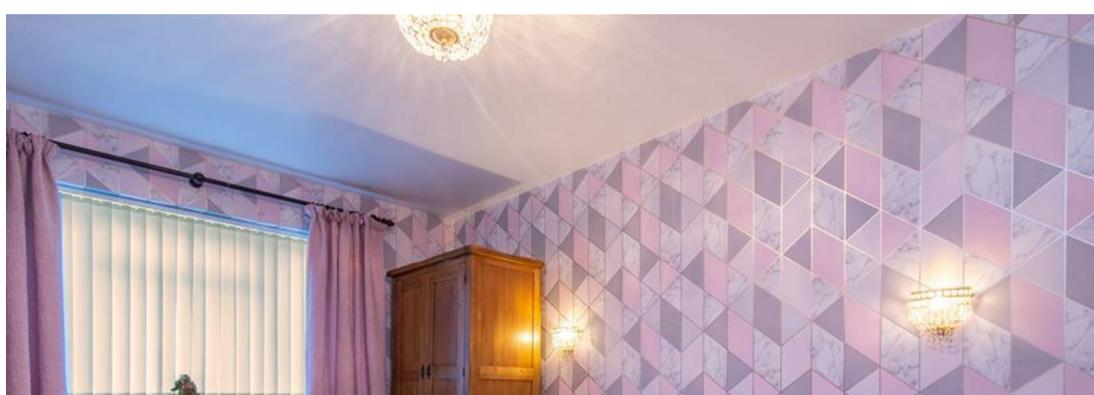
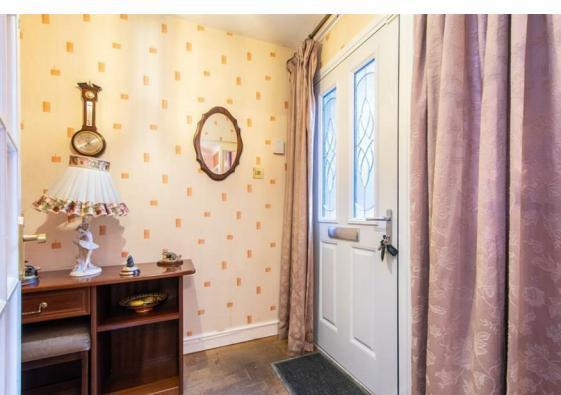
Lounge

18'5 x 12'4 (5.61m x 3.76m)

Conservatory

11'5 x 9'3 (3.48m x 2.82m)





Kitchen

16'5 x 8'5 (5.00m x 2.57m)

Inner Hallway

9'10 x 3' (3.00m x 0.91m)

Bedroom

14'11 x 9'11 (4.55m x 3.02m)

Bedroom

10'10 x 10'5 (3.30m x 3.18m)

Bedroom

9'11 x 7' (3.02m x 2.13m)

Bathroom

9'10 x 5'10 (3.00m x 1.78m)

Separate WC

9'10 x 2'10 (3.00m x 0.86m)

Outside Garden Store

8' x 3'11 (2.44m x 1.19m)

Garage

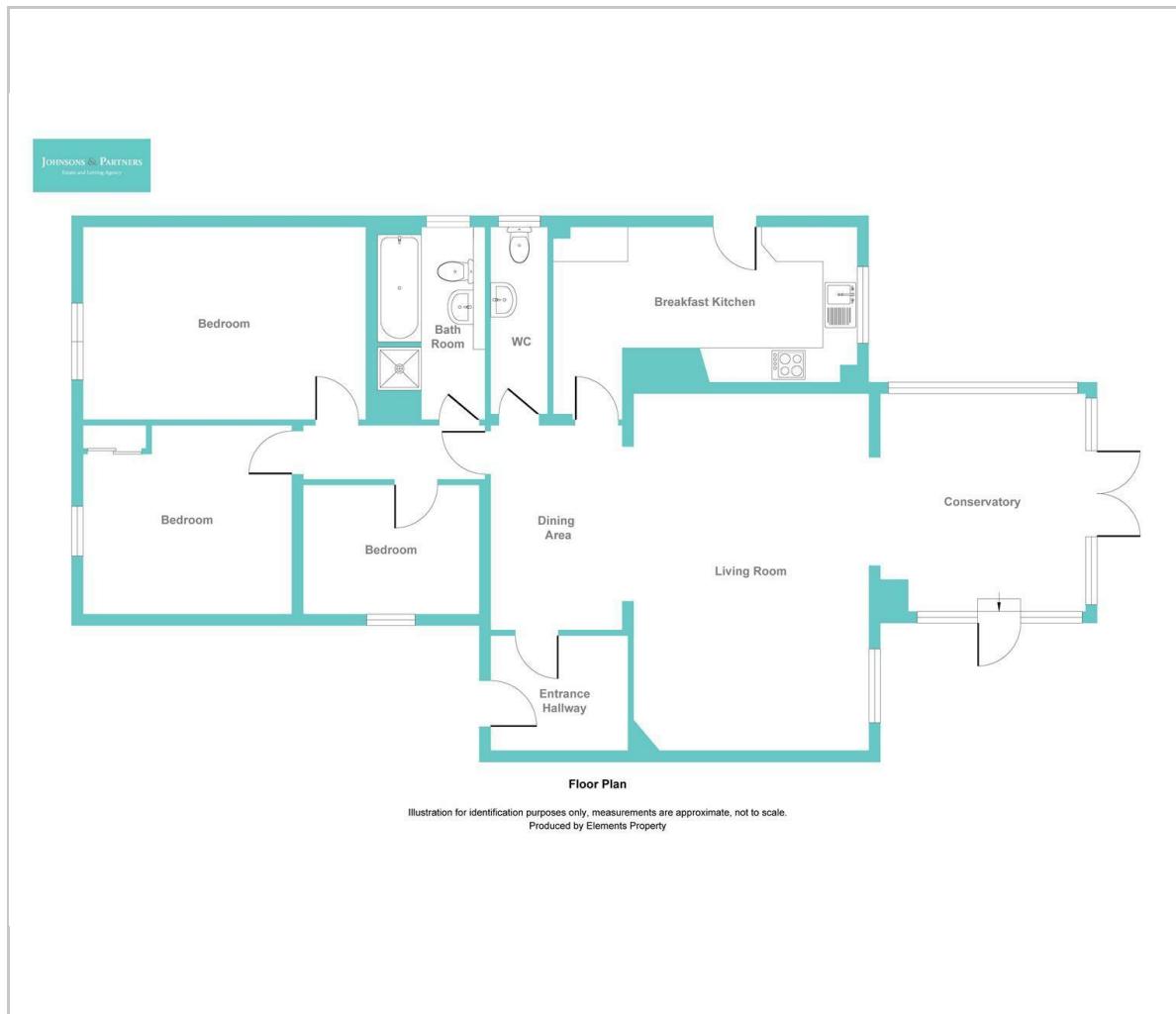
16'7 x 7'11 (5.05m x 2.41m)

Outside

[Low Maintenance Gardens](#)

[Agents Disclaimer](#)

Floor Plan

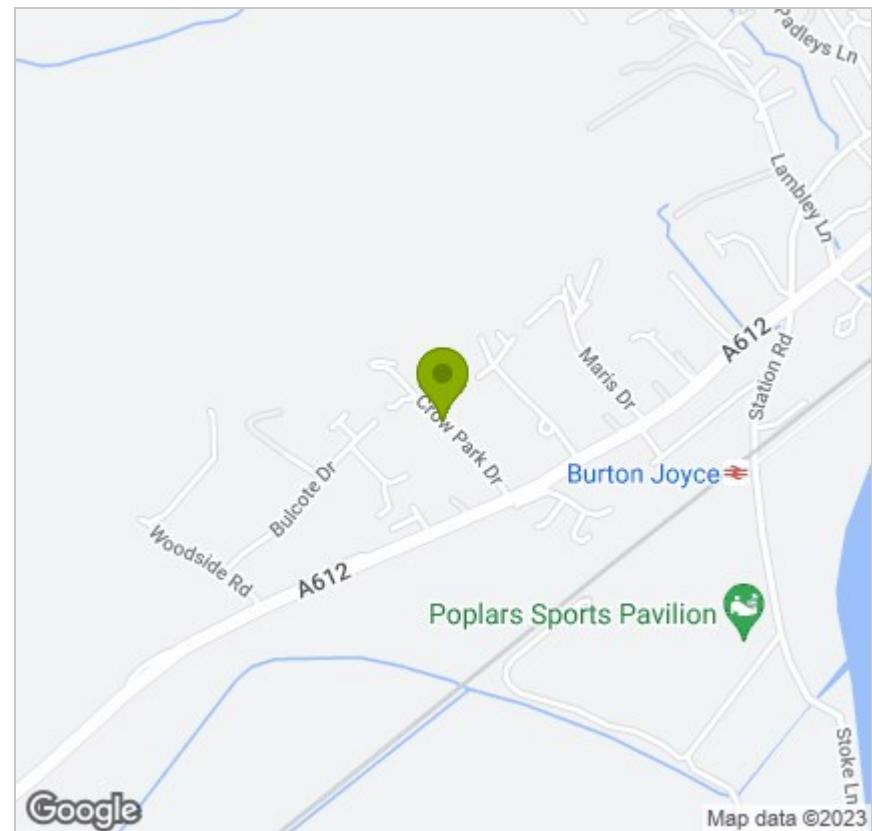


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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