



**10 Massey Close, Burton Joyce, Nottingham, NG14 5DG**

## **Only £240,000 GBP**

A beautifully presented, high quality, modern, 3 bedroom detached bungalow in the sought after village location of Burton Joyce. This property offers deceptively spacious and well appointed accommodation, with many appealing features - including: a conservatory, double glazing throughout, gas fired central heating, landscaped front and rear gardens and ample off road parking



The property is situated within walking distance of Burton Joyce village centre which contains doctors and dental surgeries, a primary school and a good range of local shops

### **Quick details**

Briefly the accommodation comprises of: Entrance hall, cloakroom/wc, 24' living room, brick/hardwood conservatory, fitted kitchen, 3 bedrooms (2 with wardrobes), bathroom with shower. Outside there is a brick garage and landscaped gardens

- *Prime location*
- *3 bedrooms*
- *Established landscaped gardens*
- *Double glazing throughout*
- *Gas central heating*
- *Huge boarded off loft space with pull down ladder*
- *Garage*
- *Tandem parking on driveway for up to 5 vehicles*

### **Location**

Heading towards Burton Joyce, from Nottingham, along Nottingham Road, about a mile after the bypass, Massey Close is a turning on the left hand side - indicated by a 30 MPH speed limit sign. The property is the bungalow next to the sign. Heading through Burton Joyce, from Lowdham direction, Massey Close is towards the end of the village on the right, adjacent to the 40 mph speed limit sign. Pop NG14 5DG in your SatNav

### **More information**

On Our website – [www.burtonjoycehome.co.uk](http://www.burtonjoycehome.co.uk) you can download a full information pack, the HIP pack and a full sized image pack

### **Viewing's**

Viewing's are by appointment only

## **Accommodation**

The bungalow is tastefully decorated to high standard throughout, and is presented as "ready to move straight in". The bungalow includes carpets, along with one fitted and two freestanding wardrobes.

This property features the largest bungalow and gardens in this sought after corner of the village, this property was the former show home

### **Entrance hall**

"L" shaped hall leading through bungalow. Hardwood entrance door with stained glass panelling. Built in cloaks cupboard, decorative dado rail, central heating radiators, central heating thermostat, access to loft space (easy to use pull down hardwood steps). Door has automatic exterior security light. Hardwired electric door bell in entrance hall

### **Cloaks cupboard**

Storage area, found in the hall, next to kitchen. Currently used for hanging coats, storing ironing board, Hoover etc.

### **Loft space**

The bungalow features a large, lagged and boarded off loft space, suitable for storage. Access to loft space is via a pull down hard wood set of steps in the hall.

The height and pitch of the roof allow a standing height to be achieved in the loft space. The loft space would suit a conversion to a large fourth dormer bedroom (subject to planning consent)

### **Cloakroom**

6'6 x 3'4 / 2.00M x 1.04M. Low level WC and wash hand basin, incorporating a small under-basin fitted storage cupboard. Central heating radiator. UPVC double glazed window, Halogen spotlights

### **Living Room / lounge dining room**

24'9 x 13'3 narrowing to 10'5 / 7.54M x 4.04M narrowing to 3.18M

A large well presented room with plenty of light and space. Flame effect gas fire in Adam style fireplace with marbled back and plinth, decorative dado rail, 2 central heating radiators

The room includes a double glazed, double-sliding patio door which leads through to the conservatory. UPVC double glazed window. NTL TV connection point, a terrestrial TV and radio aerial connection point

### **Conservatory**

15'10 x 9'1 / 4.67M x 2.77M

Brick and hardwood double glazed construction with a tiled floor. There is a both a side door and double French doors to the patio.

Internally there are double-sliding patio doors which lead through to the living room, and a single door leading to the kitchen. The conservatory has three electric power points, and a pull cord ceiling fan and light. UPVC double glazed windows

### **Kitchen**

14'4 x 8'4 / 4.37M x 2.55M

Fitted with a range of white fronted base and wall units, with glazed display cabinets and built in appliances comprising double oven and hob with extractor. Rolled top working surfaces with inset single drainer sink unit and mixer tap.

The kitchen also features a fitted breakfast bar, gas fired central heating boiler, central heating radiator, tiling to floor. UPVC double glazed window. NTL telephone connection point (line 1). Halogen spotlights

### **Bedroom 1**

14'10' x 11'4 / 3.52M x 3.45M (inc. sliding wardrobe)

Large Built in wardrobes with sliding mirror doors, decorative dado rail, central heating radiator, UPVC double glazed windows. Windows extend out by 2'7(0.76m) and are 5'2 wide (1.58m)

### **Bedroom 2**

10'2 x 9'10 / 3.10M x 3.0 M

Central heating radiator, UPVC double glazed windows, freestanding single wardrobe included

### **Bedroom 3**

9' x 8'2 / 2.74M x 2.49M

Free-standing (almost wall to wall) double mirrored wardrobe included. Central heating radiator, UPVC double glazed window, NTL telephone (line 2) and internet connections

### **Bathroom**

8'2 x 7'1 / 2.49M x 2.18M

Fitted with a 4 piece bathroom suite, comprising: Panelled bath with mixer shower, pedestal wash basin, low level wc and bidet, floor to ceiling tiling to walls, central heating radiator and a airing cupboard offering a large space for storage of linen and towels etc

## Outside

### Garage

17'8 x 9'8 / 5.38M x 2.95M

With up and over door to the front and separate side door to garden, power and light are connected

### Front garden

The gardens to the property have been thoughtfully laid out. The gardens are fairly flat and level in aspect, making access easy. A driveway extends to one side of the property providing off road parking up to 4 cars, and leading to the garage

A gated access to the other side leads to the front door. The front garden is thoughtfully landscaped and low maintenance - comprising of: gravelled areas, established shrubs and trees and block paved pathways

### Rear garden

A well established and landscaped with patio areas, A lawn and newly constructed sun deck with pergola and grape vine. There are also numerous specimen trees, shrubs and evergreens

To the side there is a paved area which is a suntrap, suitable for BBQ's and relaxing. The garden is low maintenance. Within the rear garden is access to the garage and conservatory

## Photographs

There are over 30 full high-resolution photographs available on the property website: [www.burtonjoycehome.co.uk](http://www.burtonjoycehome.co.uk). Here is a small selection:



**Front garden**



**Cloakroom**



**Living room**



**Conservatory**



**Kitchen**



**Bedroom 1**



**Bedroom 2**



**Rear garden & garage**



**Bathroom**



**Bedroom 3**

## Locality

Burton Joyce is a quiet country village on the outskirts of Nottingham. There is a pleasant community spirit in this quiet and peaceful village. The towns of Lowdham, Southwel, Newark and Nottingham are all a easy drive or bus journey away. The village centre has all the facilities you need for day-to day living, and there are plenty of larger stores available at the retail park, a short drive away, on the way into Nottingham. Burton Joyce is close to the villages of Bulcote, Lowdham, Lambley, Hoveringham, Caythorpe, Shelford, Stoke Bardolph, Gunthorpe, Gedling Village and Woodborough

### Public houses

The Ferry Boat Inn, The Wheatsheaf, The Famous Lord Nelson are all fine pubs which serve great food, beer and wine - and offer a good evening or afternoon out. A perfect Burton Joyce afternoon involves a good hearty walk down the river, and a nice meal and drink at the pubs which are nicely spaced down the river

The ferryboat Inn is an approx. 15-20 min walk, being alongside the River Trent. The Wheatsheaf and Famous Lord Nelson are about a 10 minute walk

### Shops

Locally in the heart of the village which is approx. 10 min walk, there is a COOP, a village Post Office, hairdresser, beauty salon, barber, and a few other local shops. Further through the village is a local garage. Further afield is a garden centre, and approx. 10 min drive is the excellent farm shop at Gonnalston, and a complex of superstores - B&Q, Tesco Home, Morrisons, Next etc.. In the retail park on the way into Nottingham (approx.10 min drive)

### Schools

There is a nursery in the village centre. Burton Joyce Primary school is also in the village

### Doctors, Dentists & Chemists

There is a doctors & dental practice, along with a chemist in the village centre

### Library

There is a small public library in the village centre

### Park

There is a small enclosed park with play area about 10 min's walk away

### Churches

There are several C of E churches locally

### Take away's

There is a superb Chinese and traditional English fish and chip shop in the village centre

### Walks and leisure

The village is a few minutes walk from the Trent river and Stoke Bardolph estate - both of which provide a beautiful tranquil backdrop for a nice walk, picnic or BBQ

## Contact us for more information or to arrange a viewing

**Tel:** 0115 845 8953 - between 9.00 am and 8.00 pm - Monday - Sunday

**E- mail:** 10masseyclose@burtonjoycehome.co.uk

### Please remember to let us know:

- *Your name*
- *Your contact details - e-mail, phone and postal details for correspondence*
- *The date and time you are requesting a viewing*
- *When and how you prefer us to contact you back*

### Disclaimer

- *Descriptions, dimensions, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.*
- *All measurements are approximate*
- *These details are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute an offer or part of a contract*
- *Prospective purchasers should seek their own professional advice*