



**Magenta Way**  
**Burton Joyce, Nottingham NG14 5HH**

A WELL PRESENTED FOUR BEDROOM  
DETACHED PROPERTY WITH A DRIVEWAY  
AND GARAGE.

**Offers Over £350,000 Freehold**





Robert Ellis Estate Agents are delighted to offer to the market this spacious four-bedroom detached home, ideal for families looking for a comfortable and versatile living space in a fantastic location near Victoria Retail Park, Gedling Country Park, and well-regarded schools.

The ground floor features two generous reception rooms, perfect for relaxing, entertaining, or working from home. The open kitchen/diner provides a bright, functional space for cooking and family meals, with a utility room and convenient WC just off the kitchen area.

Upstairs, you'll find four well-sized bedrooms and a family bathroom with a modern 3 piece suite. The master bedroom also benefits for a private en-suite shower room for added comfort.

Outside, the property includes a driveway, a side garage for parking and storage, and a spacious rear garden, ideal for outdoor gatherings, play, or relaxing in the fresh air. This home combines practicality, space, and a prime location, making it an ideal choice for family living.

**DO NOT MISS OUT! CALL US TODAY TO ARRANGE YOUR VIEWING!**



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway, wood effect linoleum flooring, wall mounted radiator, staircase leading to the first floor landing, internal doors leading into the living room, dining room and the kitchen diner.

### Living Room

10'8" x 13'1" approx (3.26 x 4.01 approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, feature fireplace.

### Dining Room

10'9" x 9'8" approx (3.28 x 2.97 approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Kitchen Diner

9'4" x 20'3" approx (2.87 x 6.18 approx)  
UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, wood effect linoleum flooring, tiled splashbacks, wall mounted radiator, spotlights to the ceiling, a range of wall and base units with worksurfaces above, double sink and drainer unit with dual heat tap above, integrated oven, 4 ring induction hob with built-in extractor hood above, integrated dishwasher, integrated fridge freezer,

### Utility Room

5'1" x 6'11" approx (1.57 x 2.12 approx)  
Composite door to the rear elevation leading out to the enclosed rear garden, wood effect linoleum flooring, wall mounted radiator, spotlights to the ceiling, a range of wall and base units with worksurfaces above, stainless sink and drainer unit with dual heat tap above.

### Ground Floor WC

3'0" x 5'0" approx (0.92 x 1.53 approx)  
UPVC double glazed window to the side elevation, wood effect linoleum flooring, tiled splashbacks, wall mounted radiator, spotlights to the ceiling, hand wash basin with dual heat tap above, WC.

### First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, loft access hatch, airing cupboard, internal doors leading into bedroom 1, 2, 3, 4 and the family bathroom.

### Bedroom 1

11'5" x 10'11" approx (3.49 x 3.33 approx)  
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, internal door leading into the en suite shower room.

### En Suite Shower Room

6'5" x 6'9" approx (1.97 x 2.06 approx)  
UPVC double glazed window to the rear elevation, linoleum flooring, tiled walls, wall mounted towel radiator, spotlights to the ceiling, 3 piece suite comprising of a walk-in shower enclosure with mains-fed shower above, hand wash basin with dual heat tap above and a WC.

### Bedroom 2

8'6" x 11'5" approx (2.60 x 3.50 approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom 3

8'11" x 9'8" approx (2.72 x 2.97 approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom 4

8'7" x 8'2" approx (2.63 x 2.50 approx)  
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Family Bathroom

7'5" x 6'5" approx (2.28 x 1.96 approx)  
UPVC double glazed window to the rear elevation, linoleum flooring, tiled walls, wall mounted towel radiator, spotlights to the ceiling, 3 piece suite comprising of a panel bath with dual heat tap and a mains-fed shower above, hand wash basin with dual heat tap above and a WC.

### Front of Property

To the front of the property there is a driveway providing off the road parking, access into the detached garage, small low maintenance artificial lawn garden with picket fencing surrounding.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a large low maintenance artificial lawn garden, access into the summer house, low maintenance gravel area to the borders, brick wall and fencing surrounding and secure gated access to the driveway and detached garage.

### Detached Garage

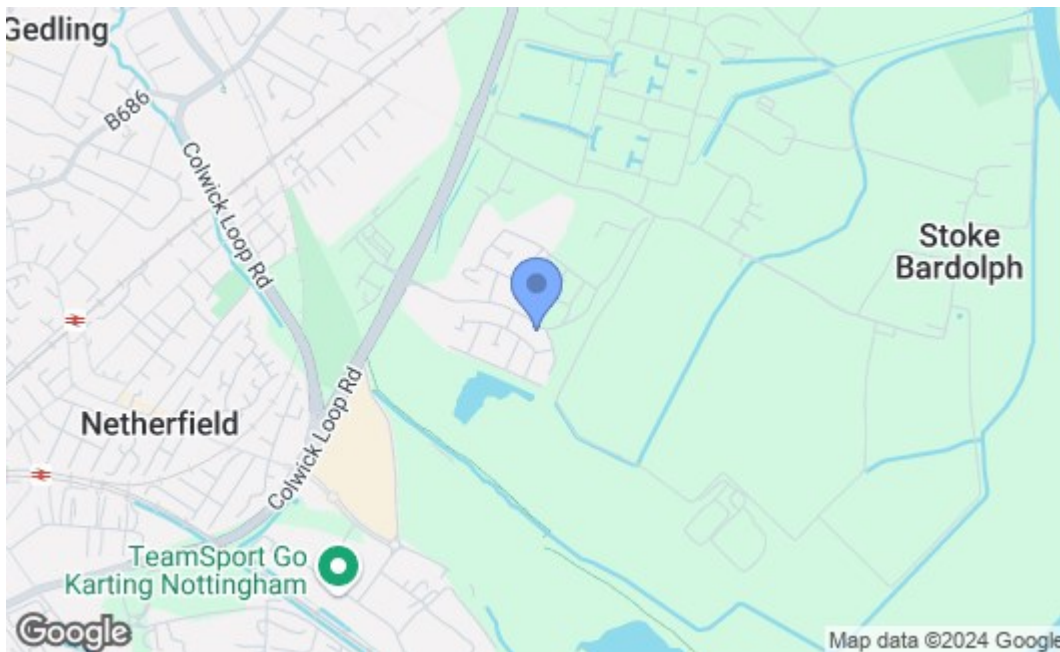
Up and over door to the front elevation.

### Agents Notes: Additional Information

Council Tax Band: D  
Local Authority: Gedling  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank: No  
Broadband: BT, Sky  
Broadband Speed: Standard 20mbps Ultrafast 1000mbps  
Phone Signal: 02, Vodafone, EE, Three  
Sewage: Mains supply  
Flood Risk: No flooding in the past 5 years  
Flood Defences: No  
Non-Standard Construction: No  
Any Legal Restrictions: No  
Other Material Issues: No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.