



Magenta Way,
Burton Joyce, Nottingham
NG14 5HH

£270,000 Freehold



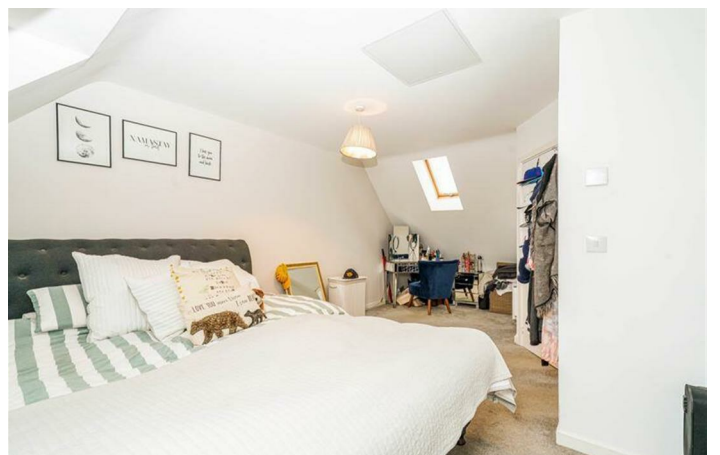
****MUST VIEW FOUR BEDROOM SEMI-DETACHED, FAMILY HOME!****

ROBERT ELLIS ESTATE AGENTS are delighted to offer for sale this beautiful family home situated in Burton Joyce, Nottingham.

The property is a stones throw away from the Victoria Retail Park, schools, and other large supermarkets.

In brief the property comprises of entrance hall, downstairs WC, kitchen/diner, lounge, FOUR bedrooms with En-Suite to master, family bathroom, driveway and garage.

An early viewing on this property is highly recommended to appreciate the accommodation on offer!



Front of Property

Low maintenance front garden with a driveway leading up to detached garage. Secure gated access to the rear of property

Entrance Hallway

3'0" x 15'10" approx (0.93 x 4.85 approx)

UPVC double glazed composite entrance door to the front elevation. Luxury Vinyl Tile flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to First Floor Landing. Internal doors leading into Living Room, Kitchen Diner, Ground Floor WC and Under stairs storage cupboard

Kitchen Diner

9'1" x 14'11" approx (2.78 x 4.55 approx)

UPVC double glazed window to the front elevation. Luxury Vinyl Tile flooring. Wall mounted radiator. Ceiling light points. Range of wall and base units with worksurfaces over. Ample space for dining table. Double sink and drainer unit with dual heat tap. Integrated double electric fan oven. Integrated gas 4 ring hob with extractor unit above. Space and plumbing for freestanding dishwasher. Space and plumbing for automatic washing machine.

Living Room

16'3" x 9'10" approx (4.96 x 3.00 approx)

UPVC double glazed window to the rear elevation. UPVC double glazed French door leading out to the enclosed rear garden. Luxury Vinyl Tile flooring. Feature part panelling to walls. Wall mounted radiator. Ceiling light point. TV point.

Ground Floor WC

2'7" x 5'2" approx (0.79 x 1.59 approx)

UPVC double glazed window to the front elevation. Luxury Vinyl Tile flooring. Wall mounted radiator. Tiled splashbacks. Ceiling light point. Wall mounted hand wash basin with dual heat tap. WC

First Floor Landing

Carpeted flooring. Ceiling light point. Carpeted staircase to Second Floor Landing. Internal doors leading into Bedroom 2, 3 4 and Family Bathroom

Bedroom 2

13'1" x 9'2" approx (4.01 x 2.81 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 3

9'3" x 11'10" approx (2.82 x 3.61 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Bedroom 4

10'1" x 6'5" approx (3.09 x 1.97 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

5'2" x 6'3" approx (1.60 x 1.93 approx)

UPVC double glazed window to the front elevation. Linoleum flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Extractor fan. 3 piece suite comprising of a panel bath with dual heat tap, pedestal wash hand basin and a WC

Second Floor Landing

Carpeted flooring. Ceiling light point. Internal door leading into Bedroom 1

Bedroom 1

9'1" x 9'3" x 20'10" approx (2.79 x 2.83 x 6.36 approx)

UPVC double glazed window to the front elevation. Velux roof window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch. Internal door leading into Ensuite Shower Room

Ensuite Shower Room

5'3" x 7'6" approx (1.62 x 2.31 approx)

Velux roof window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Extractor fan. 3 piece suite comprising of a shower cubical with hand held shower attachment, pedestal wash hand basin and a WC

Rear of Property

Large patio area with ample space for outdoor dining and entertaining. Laid to lawn area. Fencing surrounding. Secure gated access to the front of property

Garage

8'7" x 17'3" approx (2.64 x 5.27 approx)

Detached garage with up and over door, power and lighting.

Council Tax

Local Authority Gedling

Council Tax band C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 500mbps

Phone Signal – EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

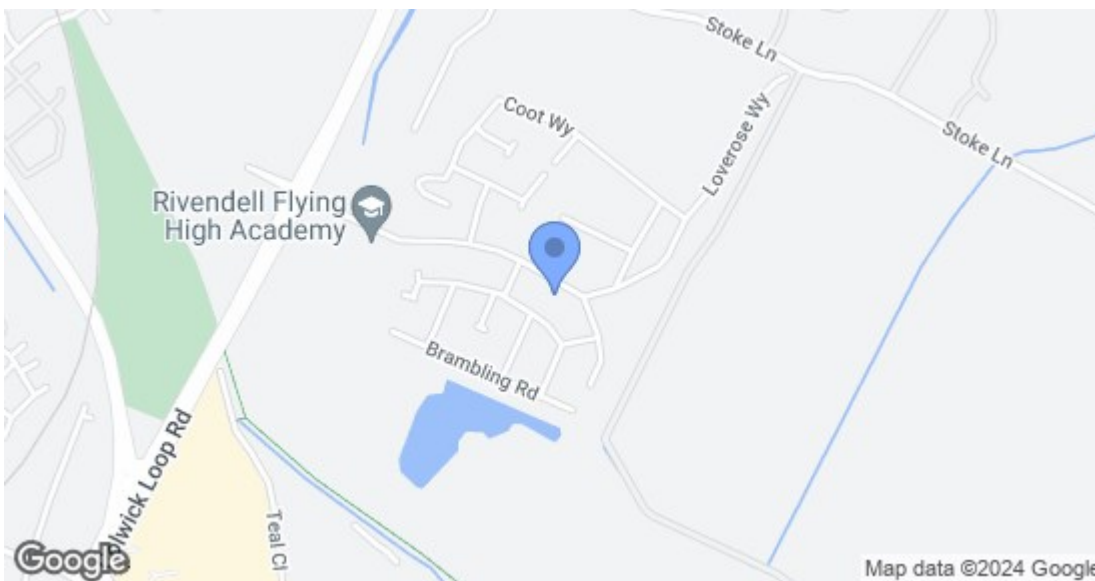
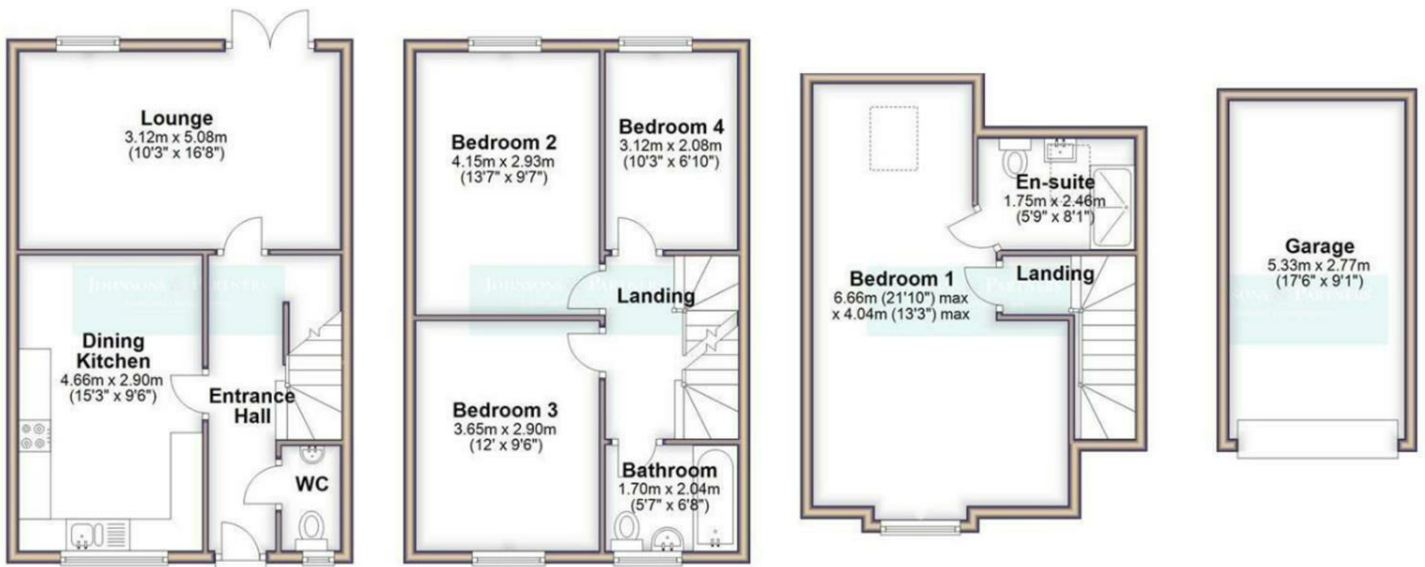
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		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.