

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 8 BULCOTE DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5AX

£299,000



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Detached Bungalow | Two Double Bedrooms | Immaculately Presented Throughout | Modern Kitchen | Living Room and Dining Area | Enclosed Rear Garden | Popular Location | Viewings are Advised |

Welcome to Bulcote Drive, Burton Joyce - an immaculately presented two bedroom detached bungalow offering contemporary living in a highly sought-after location. This stunning home is ideal for a variety of buyers, from those seeking single-level living to downsizers and professionals alike.

Upon entering, you are greeted by modern interiors throughout, creating a bright and welcoming atmosphere. The spacious dining and living room is perfect for entertaining, with elegant French doors opening onto the private, low-maintenance rear garden - an ideal spot for relaxation, benefiting from not being overlooked at the back.

The modern kitchen boasts ample storage and a convenient side door for easy access to the outside of the property. Both double bedrooms are generously proportioned, with the main bedroom featuring a charming bay-fronted window that allows natural light to flood in. The contemporary shower room completes the interior, offering sleek fittings and a fresh finish.

Additional features include two private parking spaces, ensuring convenience for residents and guests alike. The bungalow is situated close to local amenities and excellent transport links, making everyday life simple and stress-free.

Located in a popular and established village, this property provides the perfect blend of comfort, style, and practicality. Early viewings are highly recommended to truly appreciate all this delightful home has to offer.

Don't miss your opportunity – contact us today to arrange a viewing and make Bulcote Drive your new address.

[Entrance Hallway](#)

[Living Room / Dining Room](#)

[Kitchen](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bathroom](#)

### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



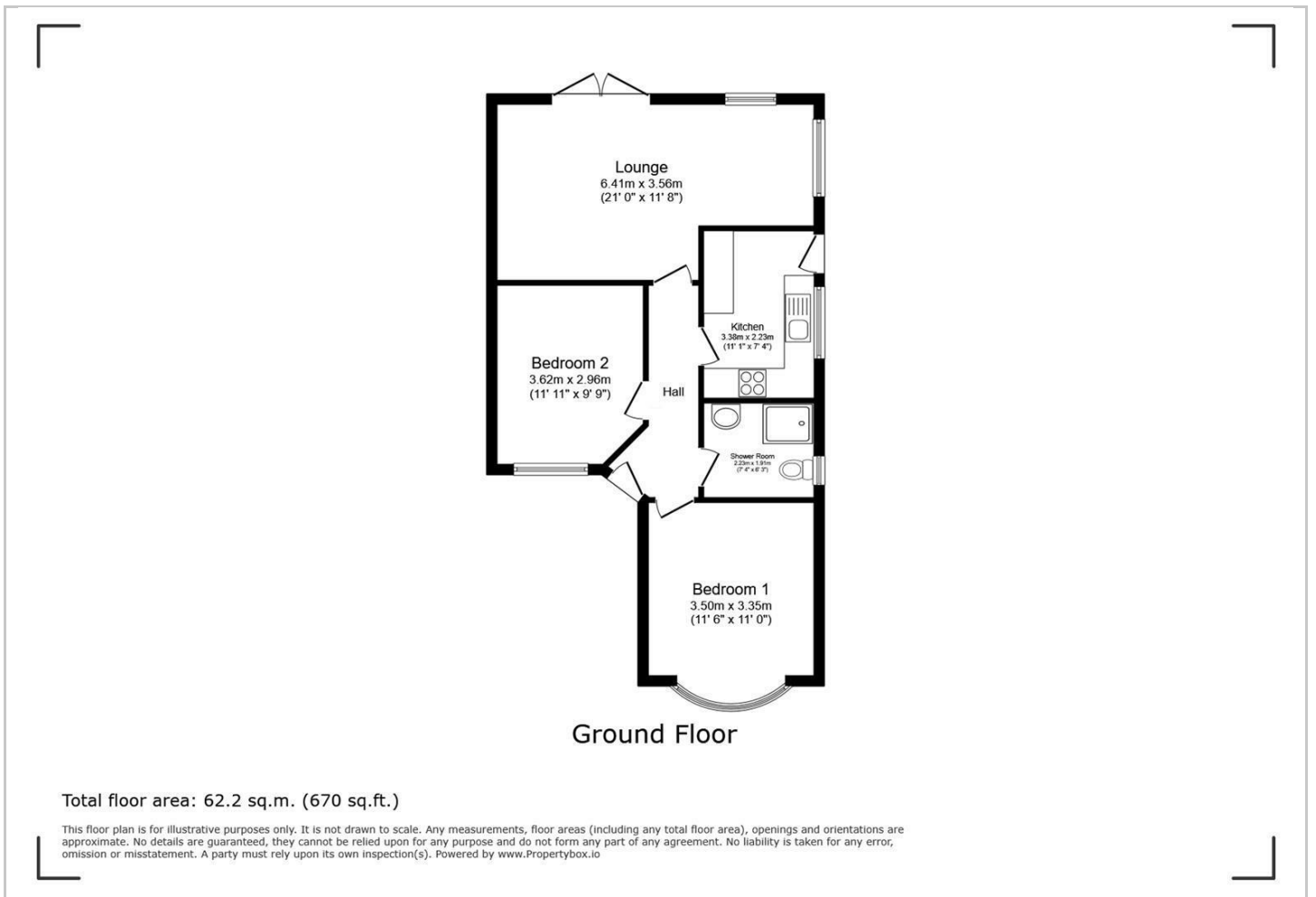
## Hybrid Map



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.