

# JOHNSONS & PARTNERS

Estate and Letting Agency



**97 CHURCH ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5GD

**£385,000**





# 97 CHURCH ROAD

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Three Bedroom Home | Open Plan Dining Kitchen | South East Facing Rear Garden | Bay Fronted |

Located in the charming village of Burton Joyce, this exquisitely presented three-bedroom semi-detached home on Church Road is a perfect haven for families seeking a blend of traditional charm and modern living. As you approach the property, the driveway offers ample space for two vehicles, complemented by the convenience of a garage.

Upon entry, the welcoming hallway greets you with its original floor tiles, setting the tone for the character that flows throughout this home. The separate bay-fronted living room boasts a comforting fireplace with a multi-fuel burner, ideal for cosy evenings in.

The heart of the home is undoubtedly the stunning open-plan dining, kitchen, and living area. This space is a modern-day marvel, featuring integrated appliances, sleek surfaces, and beautiful flooring. The vaulted ceilings amplify the sense of space, while bi-fold doors allow natural light to flood in and provide an effortless transition to the south-east facing rear garden, where multiple seating areas offer a tranquil retreat for outdoor relaxation and entertainment.

The first floor reveals three well-proportioned bedrooms and a striking bathroom, complete with vaulted ceilings, a free-standing bath, and a separate shower, all contributing to a luxurious bathing experience.

Original features such as the feature fireplace and high ceilings pay homage to the property's heritage, offering a unique blend of bygone elegance and contemporary flair.

Located a stone's throw from the village centre, local amenities, and picturesque riverside walks, this home is ideally positioned for family life. With viewings highly advised, this beautifully presented home awaits your discovery.

Discover the perfect blend of tradition and modernity in this captivating family home on Church Road, Burton Joyce. Contact us to arrange your viewing today.

### Entrance Hallway

### Living Room

11'7" x 10'5" (3.54 x 3.20)

### Open Plan Dining, Living and Kitchen

22'2" x 11'2" (6.76 x 3.42)

### First Floor Landing

### Bedroom One

12'9" x 11'8" (3.90 x 3.56)

### Bedroom Two

11'7" x 10'5" (3.54 x 3.20)

### Bedroom Three

7'11" x 6'7" (2.42 x 2.03)

### Bathroom

16'1" x 6'7" (4.92 x 2.03)

### Garage and Workshop

24'3" x 9'6" (7.4 x 2.92)

### 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



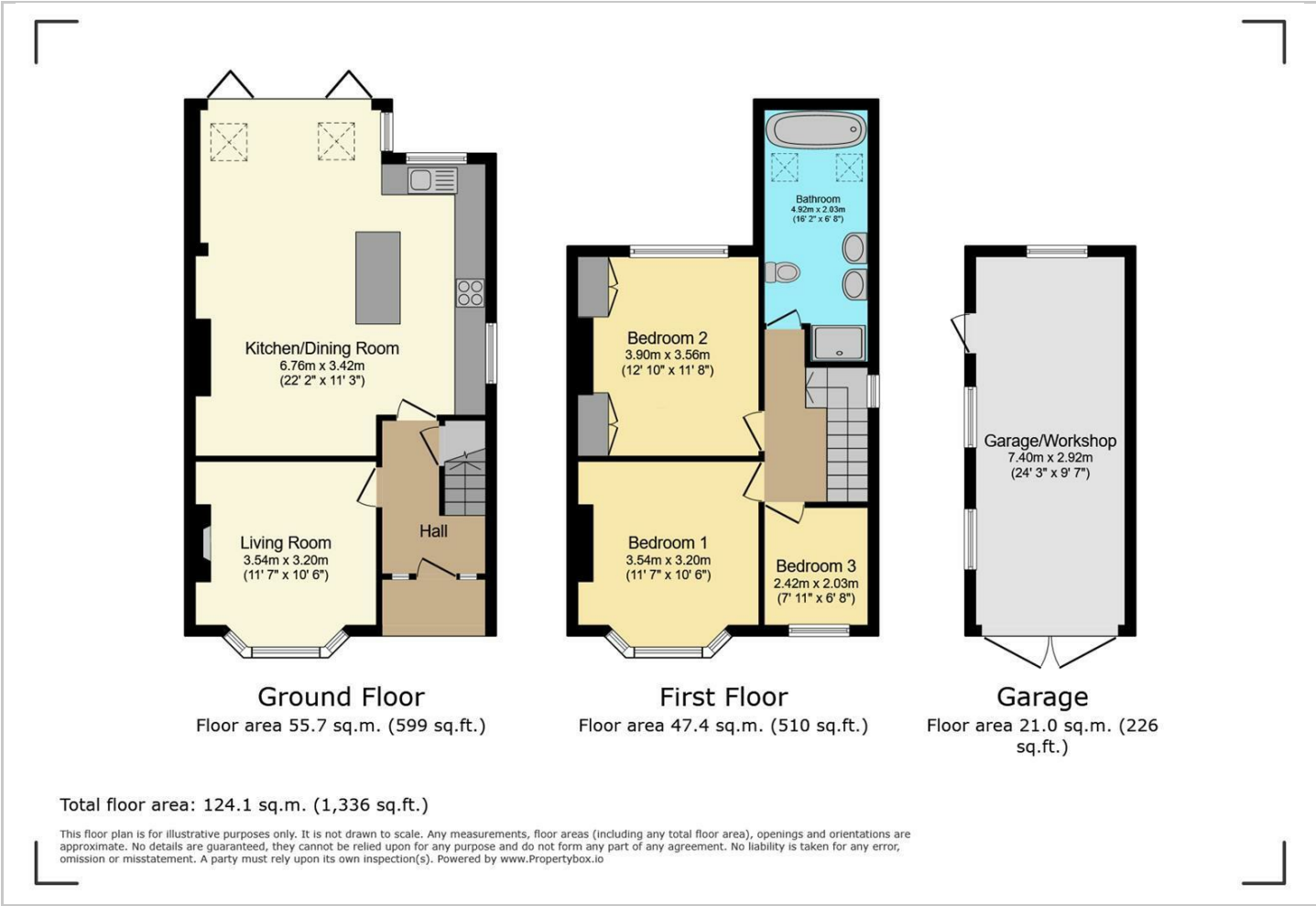
Hybrid Map



Terrain Map



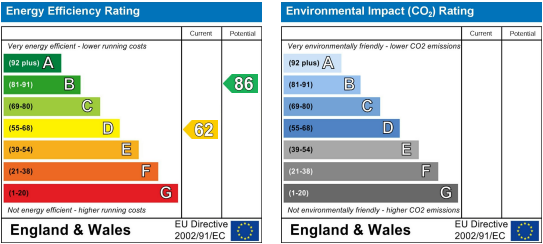
Floor Plan



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.