

JOHNSONS & PARTNERS

Estate and Letting Agency



34 CHESTERFIELD DRIVE,

BURTON JOYCE, NG14 5EQ

GUIDE PRICE £325,000



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, BURTON JOYCE, NG14 5EQ

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Guide Price £325,000 - £335,000

Traditional Semi-Detached Home | Three Bedrooms | Original Features Throughout | Close to the Village Centre and Local Amenities | South East Facing Rear Garden | Ideal for Side and Rear Extensions | Viewings Advised |

Located within the serene village of Burton Joyce, this charming three-bedroom semi-detached residence on Chesterfield Drive, offers a delightful blend of traditional elegance and modern comforts, perfect for first-time buyers and families alike.

As you step through the original stained glass front door, you'll be greeted by an inviting bay-fronted living room, complete with a cosy multi-fuel burner, high ceilings, and picture rails that exude a sense of timeless character. The original features continue to captivate as you explore this delightful home.

The heart of this home is the modern dining kitchen, designed to accommodate family gatherings and dinner parties, whilst the three well-proportioned bedrooms and a family bathroom on the first floor offer ample space for a growing family or visiting guests.

Outside, the property benefits from a driveway ensuring parking for two vehicles. To the rear, the spacious southeast-facing garden is a haven of tranquillity, boasting two garden rooms that serve as perfect home offices, allowing you to work from home in a peaceful setting.

Located in a highly sought-after area, the property is a stone's throw away from Burton Joyce's vibrant village centre, where a variety of amenities awaits. With excellent transport links and picturesque riverside walks nearby, this home offers a balanced lifestyle of convenience and leisure.

We highly advise arranging a viewing to fully appreciate the unique charm and potential of this traditional bay-fronted semi-detached home, where modern living meets classic style.

T: 0115 931 2020

Entrance

Dining Kitchen

17'8" x 8'11" (5.40 x 2.73)

Living Room

13'3" x 10'10" (4.05 x 3.31)

First Floor Landing

Bedroom One

11'10" x 10'9" (3.62 x 3.30)

Bedroom Two

10'9" x 10'5" (3.30 x 3.20)

Bedroom Three

6'9" x 6'5" (2.06 x 1.96)

Shower Room

6'11" x 6'8" (2.12 x 2.04)

Garden Room

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.

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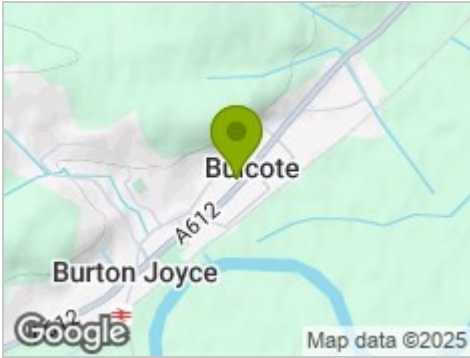
Road Map



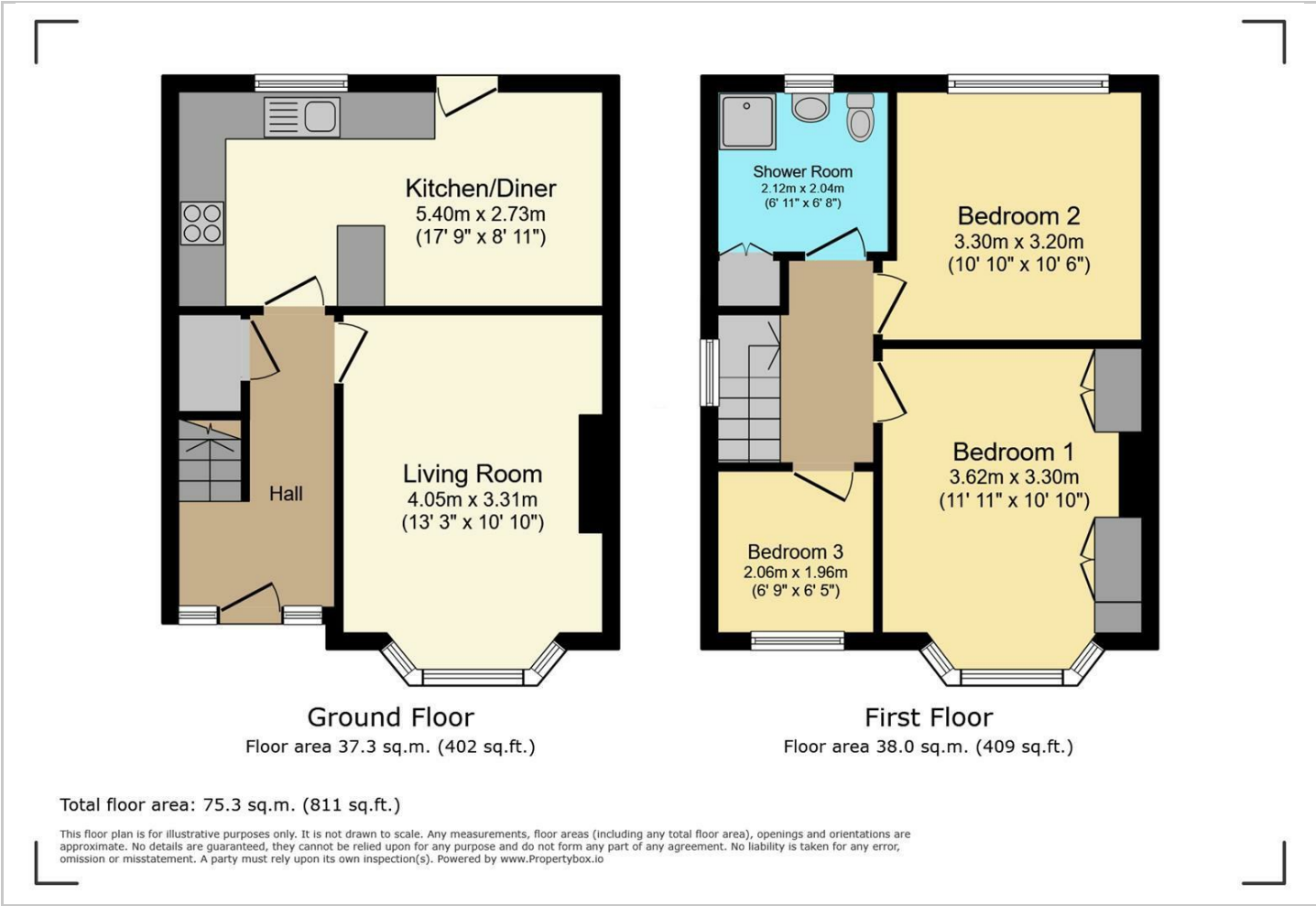
Hybrid Map



Terrain Map



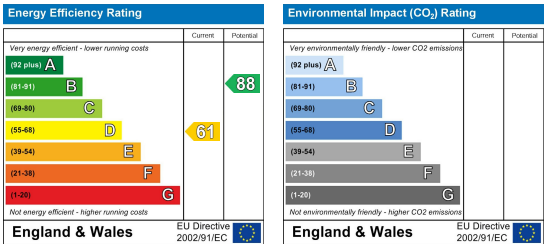
Floor Plan



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



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