

JOHNSONS & PARTNERS

Estate and Letting Agency



28 CHURCH ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5GG

£330,000



28 CHURCH ROAD

BURTON JOYCE, NOTTINGHAM, NG14 5GG

£330,000



Step inside this delightful three-bedroom semi-detached residence located on the tranquil Church Road in the heart of Burton Joyce, Nottingham. This delightful home offers a unique 'Keyhole' design that perfectly marries the charm of yesteryear with the contemporary necessities of today's living, making it an ideal choice for a broad spectrum of buyers.

Upon entering, you are greeted by a cosy enclosed porch that ushers you into the inviting entrance hall. The ground floor comprises a capacious lounge/diner, providing an elegant space for relaxation and entertainment. At the heart of the home is the modern breakfast kitchen, featuring sleek units, a chic breakfast bar, stainless steel double oven, extractor fan, and ceramic hob. Practicality is not overlooked, with plenty of room for essential appliances.

An enchanting garden room extends from the kitchen, boasting stylish bi-fold windows that bathe the area in natural light, creating a harmonious fusion between home and garden.

Ascending the stairs, the upper level hosts two sizeable double bedrooms and an additional single bedroom, all supported by a fresh, contemporary shower room, complete with modern fixtures.

Outside, the property is equally appealing with a charming front garden and an easy-to-maintain rear garden, providing an idyllic outdoor retreat. The property benefits from a detached garage, accessible through a private driveway, equipped with electricity and lighting, alongside an additional parking space for your convenience.

Situated in the serene and family-friendly village of Burton Joyce, residents can enjoy exceptional local amenities, including reputable schools, shops, eateries, healthcare facilities, and seamless transport connections to Nottingham City Centre. This residence is a splendid proposition for those aspiring to the serenity of village life without compromising on modern conveniences.

Porch

Entrance Hallway

Living Room and Dining Area

22'8" x 12'4" (6.91 x 3.77)

Sun Room

11'3" x 7'9" (3.43 x 2.37)

Kitchen

17'9" x 8'0" (5.43 x 2.44)

First Floor Landing

Bedroom One

14'4" x 12'4" (4.37 x 3.77)

Bedroom Two

12'7" x 12'4" (3.85 x 3.78)

Bedroom Three

8'1" x 6'11" (2.48 x 2.11)

Bathroom

8'6" x 7'10" (2.61 x 2.41)

Garage

15'3" x 9'3" (4.66 x 2.83)

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.

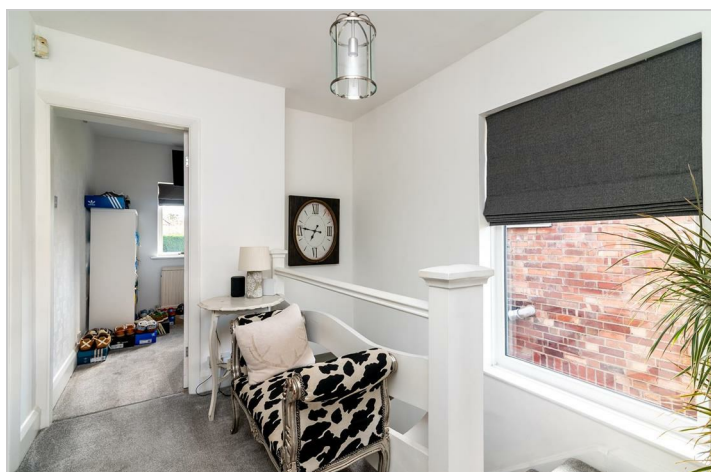
The vendor has advised the following:

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



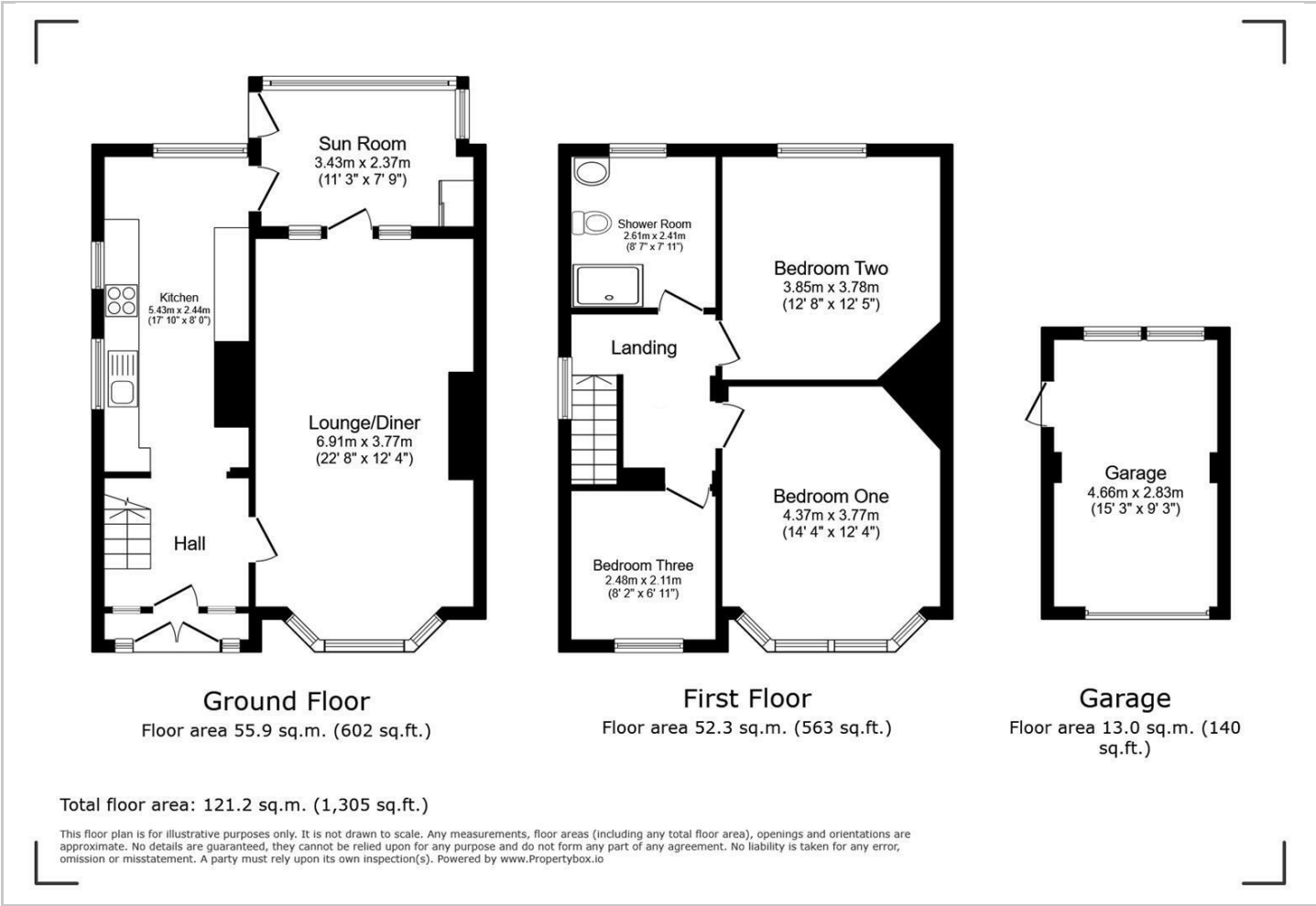
Hybrid Map



Terrain Map



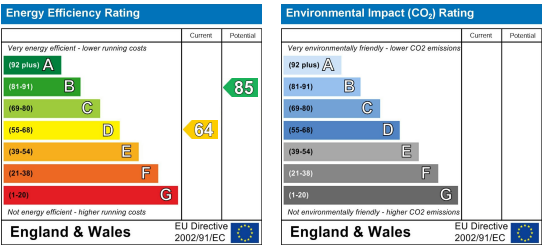
Floor Plan



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.