

JOHNSONS & PARTNERS

Estate and Letting Agency



75 MAGENTA WAY, STOKE BARDOLPH

NOTTINGHAM, NG14 5JW

OFFERS OVER £300,000



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Four Bedrooms | Beautifully Presented Throughout | Main Bedroom + En-Suite on the Second Floor | Driveway and Garage | Breakfast Kitchen | Popular Development | Close to Local Amenities |

Welcome to this immaculate, modern four-bedroom semi-detached home, located on the charming Magenta Way in Stoke Bardolph. This stunning property has been beautifully presented throughout and is perfectly suited for first-time buyers and families alike who are seeking a home that combines style with practical living.

From the moment you step inside, the property's impeccable interiors are bound to impress. The heart of this home is a modern breakfast kitchen, complete with sleek integrated appliances, providing the ideal space for morning gatherings and culinary creations. The living room exudes relaxation and comfort, featuring French doors that open out to the delightful south-west facing rear garden, bringing in ample natural light and providing a seamless indoor-outdoor flow.

The conveniences on the ground floor include a handy WC, while the first floor boasts three double bedrooms - each offering generous space for rest and rejuvenation, and a well-appointed family bathroom. Ascend to the second floor, where the principle bedroom, with its luxurious en-suite, provides a private retreat away from the hustle and bustle of family life.

Outside, the property doesn't fail to please with its upgraded and recently renovated garden, including a newly constructed pergola - a perfect spot for al fresco dining and entertaining. The south-west facing garden ensures sunshine throughout the day, creating a warm and inviting atmosphere.

Further benefits include a driveway and garage to meet all your parking needs. This home is situated in a popular development and is conveniently close to local amenities, making it an ideal location for families.

Viewings are highly advised to fully appreciate the quality and ambiance of this wonderful home.

Entrance Hallway
16'2" x 3'4" (4.93m x 1.02m)

Breakfast Kitchen
15'3" x 9'6" (4.67m x 2.92m)

Living Room
16'6" x 10'2" (5.05m x 3.10m)

WC
5'6" x 2'11" (1.70m x 0.89m)

First Floor Landing

Bedroom Two
13'5" x 9'6" (4.09m x 2.92m)

Bedroom Three
12'0" x 9'8" (3.68m x 2.95m)

Bedroom Four
10'2" x 6'7" (3.10m x 2.03m)

Bathroom
6'9" x 5'6" (2.06m x 1.70m)

Second Floor

Bedroom One
21'3" x 13'1" maximum (6.50m x 4.01m maximum)

En-Suite

Driveway and Garage

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

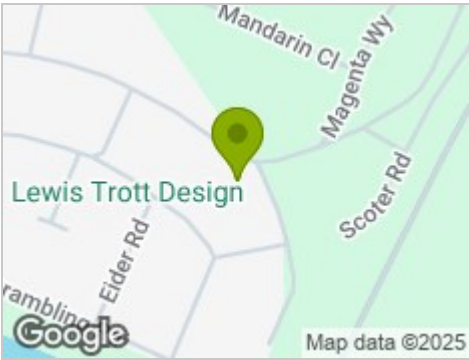
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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.



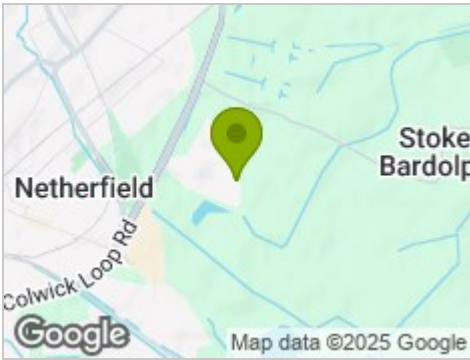
Road Map



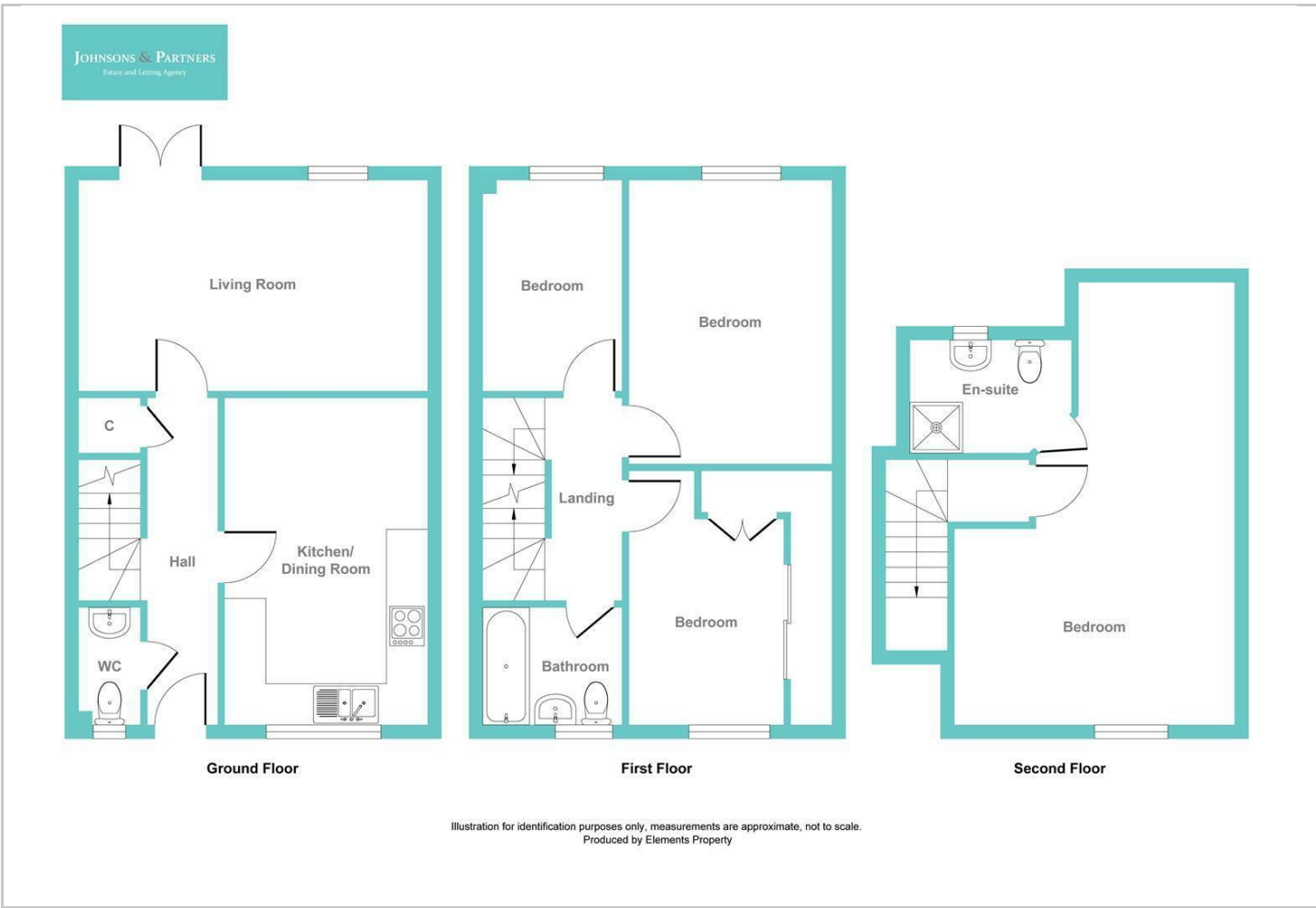
Hybrid Map



Terrain Map



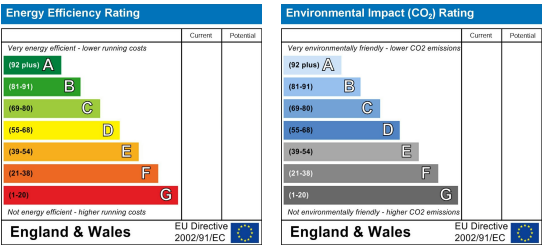
Floor Plan



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.