

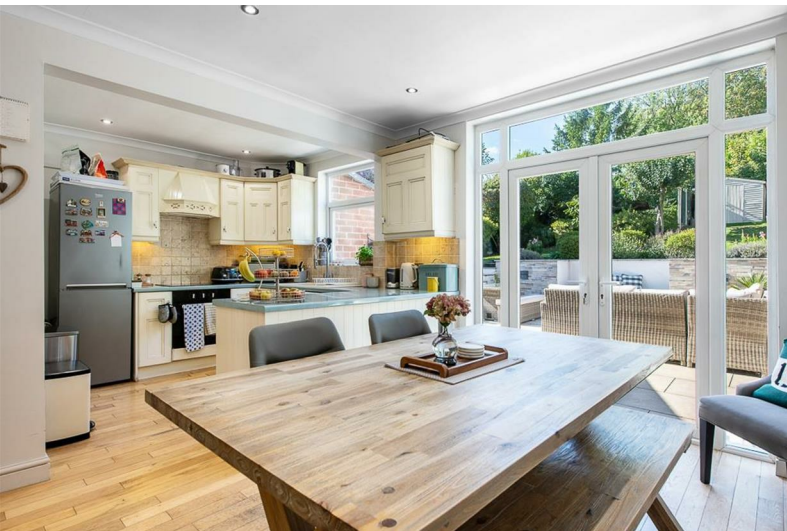
JOHNSONS & PARTNERS

Estate and Letting Agency



1 BULCOTE DRIVE,
BURTON JOYCE, NG14 5AZ

£435,000



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One Vacant House in the Upward Chain | Three Bedroom Detached Family Home | Wonderful Gardens and Patio Area | Driveway and Garage | Bay Fronted Bedroom and Living Room | French Doors & Open Plan Dining Kitchen | Two Double Bedrooms | Modern Four Piece Bathroom |

Immerse yourself in the charm of this traditional, bay-fronted three-bedroom detached home, located on Bulcote Drive in the delightful village of Burton Joyce, Nottingham. With its splendid presentation throughout, this property is a jewel awaiting a wide array of discerning buyers.

Upon entering, one is greeted by a cosy living room, adorned with a bay window, perfect for basking in the afternoon sun. The heart of the home is undoubtedly the open-plan dining kitchen, featuring French doors that open to a rear patio area, offering an exceptional indoor/outdoor living experience.

The convenience of a ground floor WC complements the family-friendly layout, while the first floor boasts two spacious bedrooms and a well-proportioned third bedroom, ensuring ample space for all. The modern four-piece bathroom is a sanctuary of relaxation, showcasing a free-standing bath and separate shower, promising a tranquil end to busy days.

Stepping outside, the two-tiered garden provides a versatile outdoor space with a tiled patio and a luscious lawned garden above, all backing onto serene woodland and countryside, ensuring privacy and a picturesque backdrop for al fresco dining or weekend gardening.

The frontage offers a practical driveway alongside a garage, providing ample off-road parking for two vehicles. Located on a highly sought-after road, the property benefits from proximity to local amenities, transport links, and idyllic riverside walks.

Viewings are highly advised to fully appreciate the opportunity to acquire a home that truly epitomises comfort, convenience, and countryside charm.

Entrance Porch

Entrance Hallway

Living Room

14'6" x 12'2" (4.42 x 3.73)

Dining Kitchen

14'5" (max) x 20'1" (max) (4.41 (max) x 6.14 (max))

Ground Floor WC

First Floor Landing

Bedroom One

14'7" x 11'10" (4.45 x 3.63)

Bedroom Two

13'1" x 11'5" (4 x 3.48)

Bedroom Three

7'7" x 6'11" (2.32 x 2.11)

Bathroom

8'10" x 6'9" (2.71 x 2.08)

Agents Disclaimer

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

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.

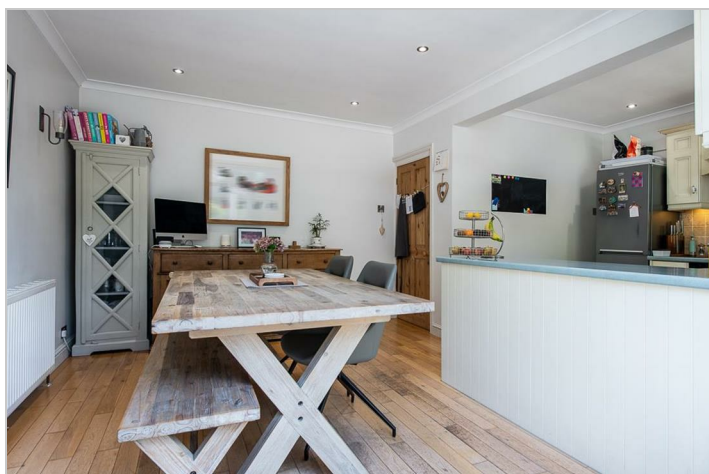
The vendor has advised the following:

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



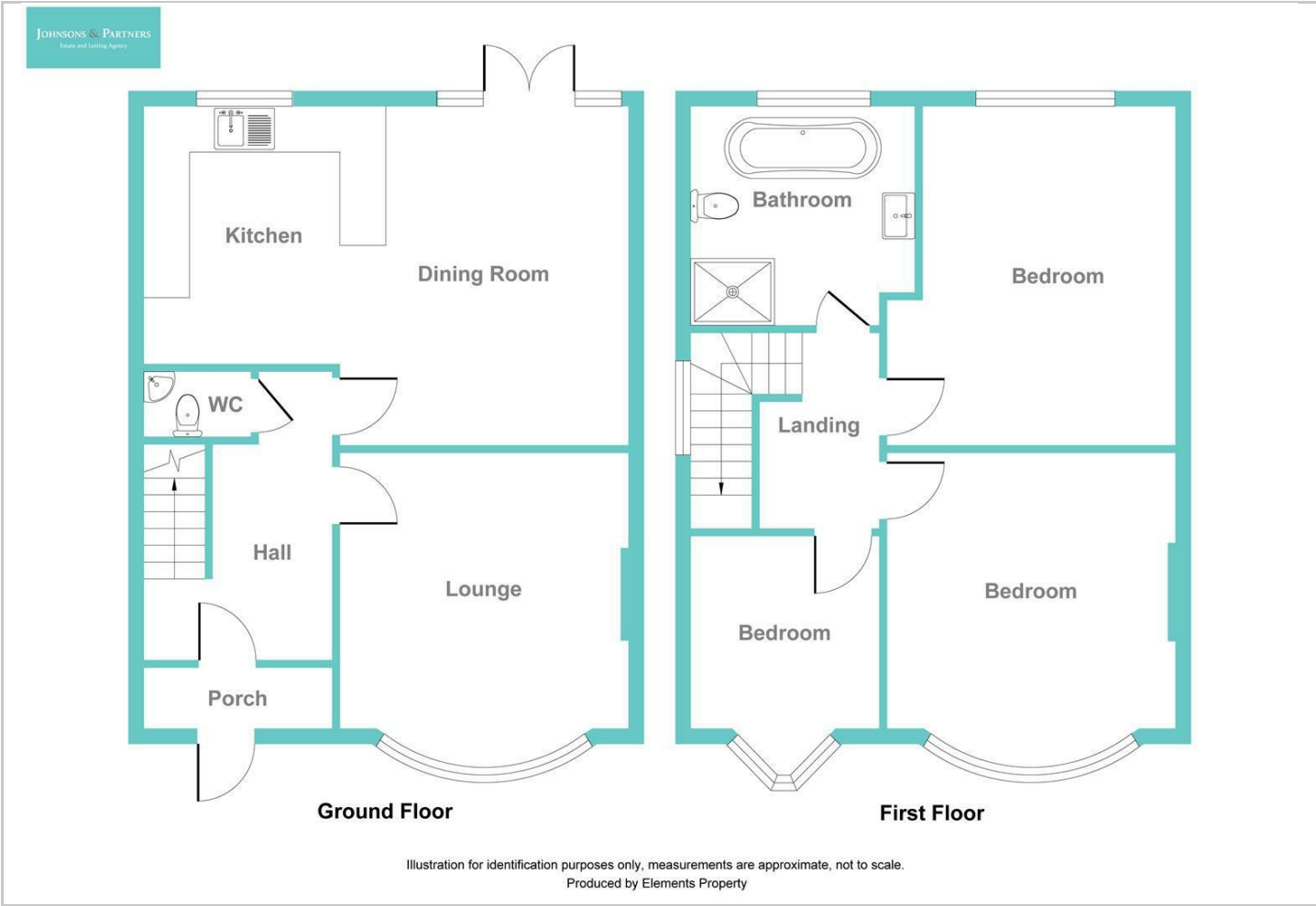
Hybrid Map



Terrain Map



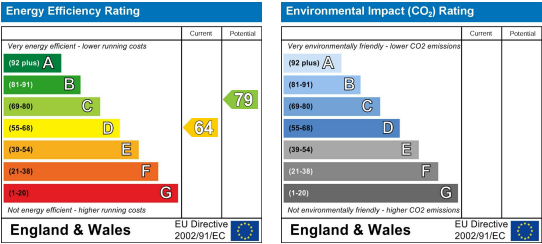
Floor Plan



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.