

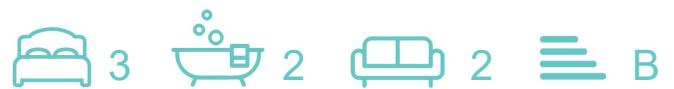
# JOHNSONS & PARTNERS

Estate and Letting Agency



**64 KINGFISHER ROAD, STOKE BARDOLPH, BURTON**  
NOTTINGHAM, NG14 5HP

**OFFERS OVER £350,000**



# 64 KINGFISHER ROAD

STOKE BARDOLPH, BURTON JOYCE, NOTTINGHAM, NG14 5HP

**OFFERS OVER £350,000**



Upgraded and Extended Three Bedroom Detached Home | Immaculately Presented Throughout | Popular Location | Corner Plot | Driveway | Converted Garage | Close to Amenities | Viewings Advised|

Welcome to this beautifully extended three-bedroom detached house, ideally situated on the ever-popular Kingfisher Road in Stoke Bardolph, Burton Joyce, Nottingham. This versatile property offers stylish and spacious accommodation, perfectly suited to a variety of buyers – from families to professionals and downsizers alike.

Upon entering, you are greeted by a welcoming hallway which leads into a generous living room, perfect for relaxing or entertaining guests. The heart of the home is the impressive, extended kitchen area, featuring a modern fitted kitchen, a bright dining space, and a second living area overlooking the rear garden. The kitchen also benefits from a practical utility room, whilst a convenient WC completes the ground floor.

Upstairs, you will find three well-proportioned bedrooms. The main bedroom boasts an en-suite shower room, providing a touch of luxury, whilst the family bathroom serves the remaining bedrooms.

Externally, the property enjoys a low maintenance rear garden, ideal for al-fresco dining and outdoor enjoyment. To the front, a private driveway provides parking for two cars. Additionally, the converted garage is currently utilised as a home office, perfect for remote working or as a versatile additional space.

Located minutes from excellent local amenities, schools, and transport links, this home is positioned within a sought-after modern development. Early viewing is highly recommended to fully appreciate all that this superb home has to offer. Contact us today to arrange your viewing.

### Entrance Hallway

### Living Room

12'11" x 12'2" (3.94 x 3.73)

### Kitchen and Dining Area

18'0" x 9'3" (5.51 x 2.84)

### Utility Room

7'8" x 5'6" (2.35 x 1.70)

### Living Area

### Ground Floor WC

### First Floor Landing

### Bedroom One

12'11" x 10'9" (3.94 x 3.28)

### En-Suite

6'6" x 5'6" (1.99 x 1.69)

### Bedroom Two

9'6" x 9'6" (2.90 x 2.90)

### Bedroom Three

9'6" x 8'3" (2.90 x 2.53)

### Bathroom

7'0" x 6'6" (2.15 x 2)

### Converted Garage

### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

### 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 or Leasehold]

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.



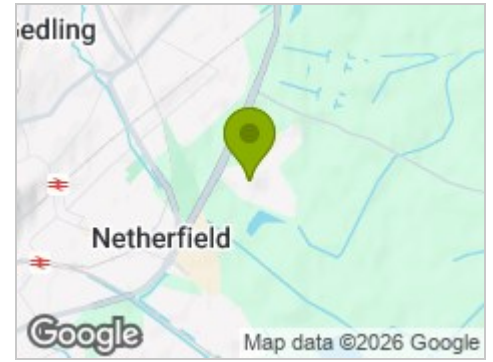
## Road Map



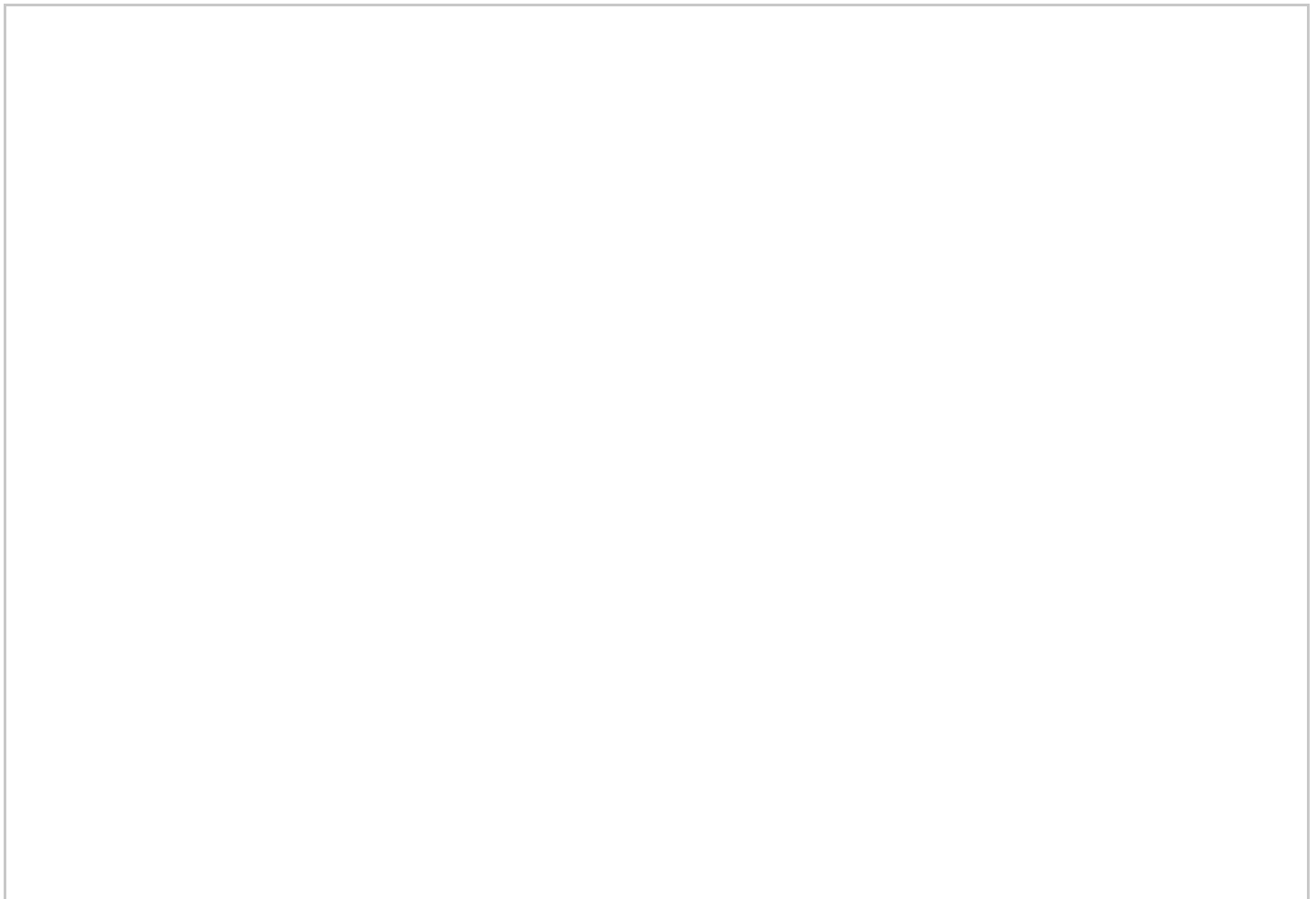
## Hybrid Map



## Terrain Map



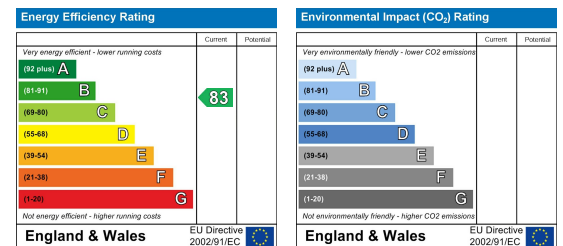
## Floor Plan



## 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.