

JOHNSONS & PARTNERS

Estate and Letting Agency



31 ORCHARD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5EF

£415,000



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Four Bedroom Detached Family Home | Garage and Driveway | Brand New | Popular Location | Close to Local Amenities | Reservation Available | South Facing Rear Garden | Integrated Kitchen Appliances |

Nestled in the charming village of Burton Joyce, Orchard Close presents an exclusive opportunity to acquire a four-bedroom detached family home, tailored to perfection for families in search of both luxury and tranquility. Each property within this bespoke development boasts a harmonious blend of traditional design and modern flair, set against the backdrop of the rolling Nottinghamshire countryside.

As you step through the entrance of this stunning residence, you are greeted by a spacious hallway, replete with practical storage cupboards and a convenient ground floor WC. The home flows seamlessly into an expansive living room, where French doors open onto a south-facing rear garden, inviting natural light to bathe the space and offering a picturesque setting for relaxation and entertainment.

The heart of the home is undoubtedly the dining kitchen, a culinary haven fully equipped with integrated appliances and adorned with exquisite quartz worktops – a testament to the home's superior specification. This property truly encapsulates modern living without sacrificing the timeless appeal of its classical styling.

Upstairs, four well-proportioned bedrooms await, with the main bedroom boasting a luxurious en-suite, ensuring a private retreat for the heads of the household. Additional features such as a driveway, garage, and the beauty of surrounding open countryside enhance the desirability of this home, while local amenities and riverside walks ensure convenience is never compromised.

Viewings at Orchard View, NG14 5EF, are highly advised to fully appreciate the exceptional quality and serene lifestyle offered by these homes. This is not just a residence, but a canvas for family memories, a place where life unfolds in its most elegant form.

Hallway

Living Room

19'8" x 13'2" (6.00 x 4.02)

Dining Kitchen

16'9" x 9'8" (5.12 x 2.97)

Cloakroom / WC

Landing

Bedroom One

12'5" x 9'3" (3.80 x 2.82)

En-Suite

Bedroom Two

11'6" x 9'3" (3.53 x 2.83)

Bedroom Three

10'7" x 7'9" (3.24 x 2.37)

Bedroom Four

13'2" x 7'10" (4.02 x 2.41)

Family Bathroom

Gardens

Garage

Driveway Parking

Reservation

Please ask office for further details on the reservation process.

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band TBC

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.

Service Charge

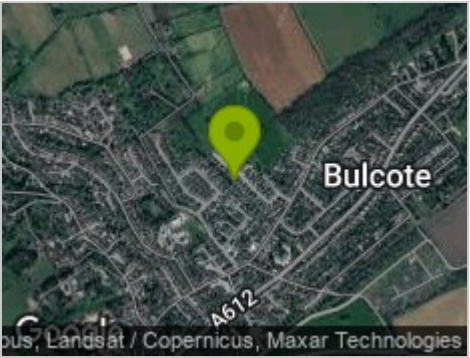
There is a service charge for the communal areas at a charge of £282.15 for 23/24. This cost will be taken on completion in readiness for when the site is complete and once the last house has completed the Management Company will take over the communal management from the developer and the yearly charge will commence at that point. The service charge will be reviewed on an annual basis.



Road Map



Hybrid Map



Terrain Map



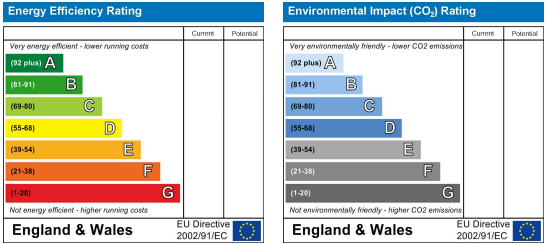
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.