

# JOHNSONS & PARTNERS

Estate and Letting Agency



**210 NOTTINGHAM ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5BD

**£350,000**



# 210 NOTTINGHAM ROAD

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Vacant with NO CHAIN | Four Bedroom Detached Family Home | Utility Room | En-suite and Dressing Area | Modern Breakfast Kitchen | Popular Location | Close to Local Amenities |

Located on Nottingham Road in the charming village of Burton Joyce, Nottingham, this extended four-bedroom detached house is a true gem waiting to be discovered.

As you step inside, you are greeted by not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, ideal for a growing family or those in need of extra space.

The house features a well-maintained bathroom, ensuring convenience and comfort for all residents. With parking space for two vehicles, you'll never have to worry about finding a spot for your car after a long day.

One of the highlights of this property is the thoughtfully extended layout, providing generously sized accommodation throughout. The reception hallway sets the tone for the rest of the house, leading you to the inviting lounge dining room, perfect for cosy evenings in. The open plan kitchen breakfast room is a chef's dream, complete with a large central island workstation for all your culinary adventures.

The principal bedroom comes with a dressing area and en suite, offering a touch of luxury to your everyday routine. Additionally, there are three more bedrooms and a separate family bathroom, ensuring everyone has their own space to unwind.

Outside, you'll find gardens to the front and rear, perfect for enjoying a morning coffee or hosting summer barbecues. The off-road parking adds convenience to your lifestyle, making coming home a breeze.

To truly grasp the beauty of this property, an internal viewing is essential. Don't miss out on the opportunity to call this delightful house your home.

Reception Hallway

Living/Dining Room

11'9 x 24'8 (3.58m x 7.52m)

Kitchen

12'4 x 13'7 (3.76m x 4.14m)

Breakfast Area

10'10 x 8 (3.30m x 2.44m)

Utility Room

12'5 x 7'8 (3.78m x 2.34m)

WC

9'10"6'6" x 13'1"32'9" (3'2 x 4'10)

First Floor Landing

Principal Bedroom

13'6 x 23'2 (max) (4.11m x 7.06m (max))

En Suite

7 x 8'4 (2.13m x 2.54m)

Bedroom Two

12'7 x 13'4 (3.84m x 4.06m)

Bedroom Three

12'7 x 13'3 (3.84m x 4.04m)

Bedroom Four

10'7 x 9'5 (3.23m x 2.87m)

Family Bathroom

8'5 x 9'10 (2.57m x 3.00m)

Outside

Front Garden & Driveway

Tiered Rear Garden

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.

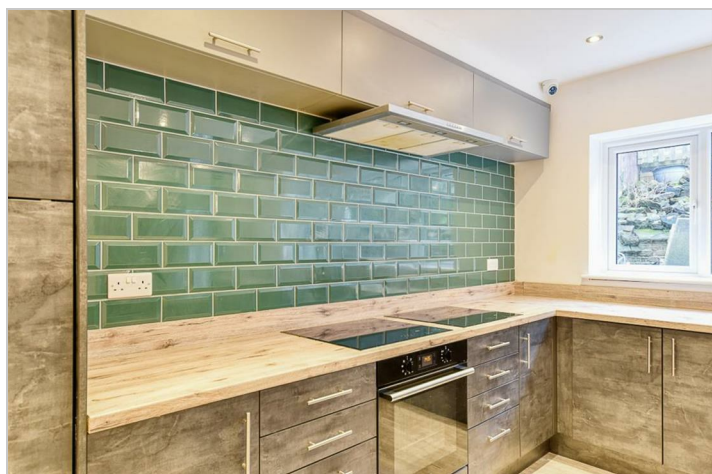
The vendor has advised the following:

Property Tenure is Freehold

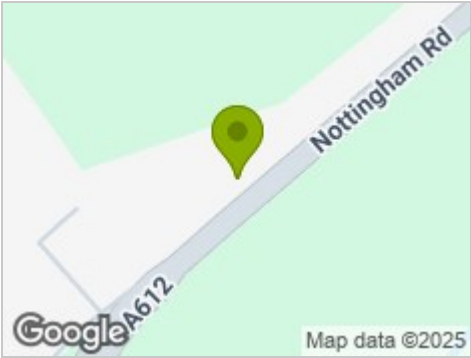
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a 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.

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Road Map



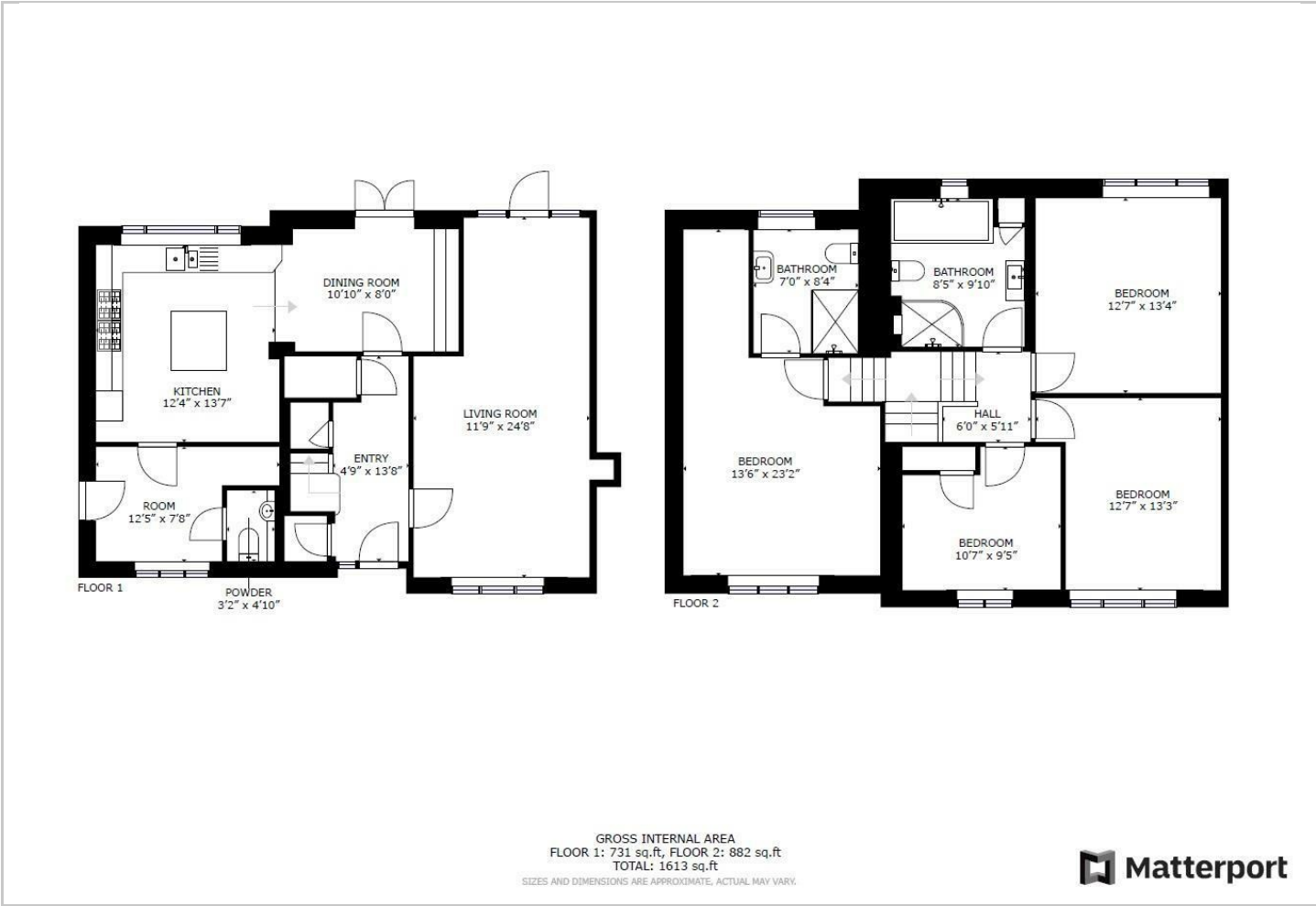
Hybrid Map



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.