

# JOHNSONS & PARTNERS

Estate and Letting Agency



**32 CHESTERFIELD DRIVE, BURTON JOYCE**

NOTTINGHAM, NG14 5EQ

**£400,000**



# 32 CHESTERFIELD DRIVE

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For Sale with NO CHAIN | Three Bedroom Detached Dormer Bungalow | Two Ground Floor Bedrooms + En-Suite | Ground Floor Bathroom | Spacious Dining Kitchen | South East Facing Rear Garden |

Located in the charming village of Burton Joyce, this delightful three-bedroom detached dormer bungalow on Chesterfield Drive beckons families and bungalow enthusiasts alike to a life of comfort and convenience. Modernised throughout, this residence offers a seamless blend of contemporary design and homely warmth.

Step inside to discover a spacious dining kitchen, the heart of the home, featuring integrated appliances, soaring vaulted ceilings, and French doors that frame the picturesque view of the rear garden. The living room, a serene retreat, invites relaxation and family gatherings in a setting of understated elegance.

The ground floor is thoughtfully designed with two bedrooms, with the principal suite boasting a stylish en-suite, ensuring privacy and ease of living. A luxurious four-piece bathroom suite, complete with a free-standing bath and separate shower, caters to both function and indulgence.

Ascend to the first floor to find a further bedroom and a convenient shower room, providing additional space and comfort. The property's south-east facing rear garden is a generous oasis for play, entertainment, or simply soaking in the sun.

With an enclosed front garden area and a driveway accommodating two cars, this property also features the advantage of no upward chain, ensuring a straightforward transaction. Its prime location near the village centre grants easy access to local amenities and transport links, placing all life's necessities within easy reach.

### Entrance Hallway

### Living Room

12'7" x 11'11" (3.85 x 3.65)

### Dining Kitchen

20'8" x 17'2" (6.30 x 5.24)

### Bedroom

13'6" x 11'2" (4.12 x 3.41)

### En-Suite

### Bedroom

11'11" x 11'3" (3.65 x 3.44)

### Bathroom

11'2" x 7'11" (3.41 x 2.43)

### First Floor Landing

### Bedroom

13'3" x 11'3" (4.06 x 3.44)

### Shower Room

9'11" x 5'5" (3.03 x 1.67)

### 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

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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



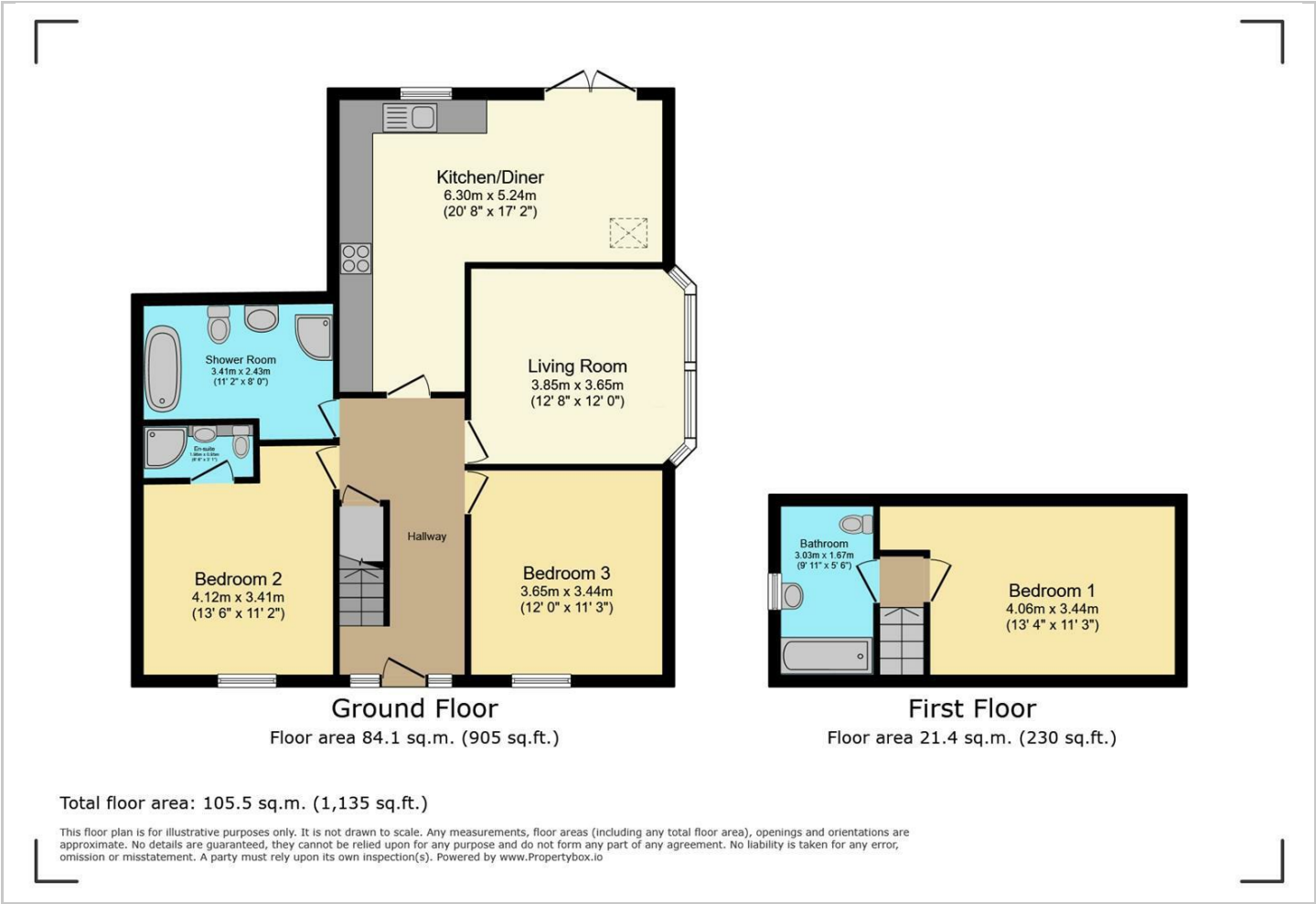
Hybrid Map



Terrain Map



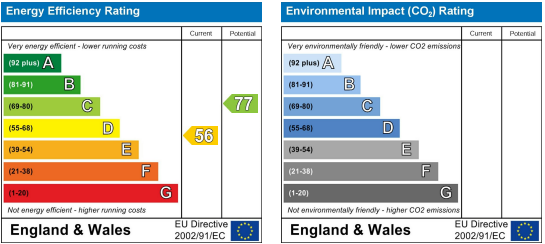
Floor Plan



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.