JOHNSONS & PARTNERS

Estate and Letting Agency

79 PADLEYS LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BW

OFFERS OVER £650,000

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Five Bedroom Detached Family Home | Indoor/Outdoor Living | Beautifully Presented | South Facing Rear Gardens | Modern Interiors Throughout | Tandem Garage | Popular Location | Viewing Advised |

Nestled within the serene locality of Padleys Lane in Burton Joyce, this stunning five-bedroom detached family home offers an unrivalled blend of contemporary living and comfort, perfect for modern families.

Recently extended, the rear of the property now boasts a magnificent open plan kitchen, living, and dining room, complete with underfloor heating for those cooler months. The modern kitchen is a chef's delight, featuring integrated appliances and a large central island, perfect for social cooking experiences or quick family breakfasts.

The living area, a tranquil retreat, invites the outdoors in with bi-fold doors that open out onto an elevated terrace area, revealing views of the beautiful south-facing rear gardens. This bright space is perfect for both relaxation and hosting, seamlessly connecting with the spacious dining area, which promises to be the backdrop to many cherished family memories.

Additional ground floor conveniences include a separate living room, providing an intimate space for quieter moments, a versatile fifth bedroom that can double as a home office or playroom, a utility room, and a practical shower room.

Upstairs, the accommodation continues with four well-proportioned bedrooms, with the principal suite benefitting from a private en-suite, while a stylish family bathroom caters to the rest of the household.

Outside, the property's south-facing rear garden, encircled by lush greenery, ensures privacy and a peaceful haven for outdoor activities or simply soaking up the sun.

Located close to the village's array of amenities, excellent schools, transport links, and idyllic countryside walks, this property ticks all the boxes for a family in search of their forever home.

An absolute must-view proeprty.

Entrance Hallway

Kitchen Area
10'8" x 18'6" (3.27 x 5.64)

Living and Dining Area
12'0" x 29'10" (3.68 x 9.10)

Utility Room
10'5" x 4'3" (3.20 x 1.30)

Living Room
22'2" x 11'6" (6.78 x 3.53)

Bedroom Five/Home Office/Play Room
18'2" x 9'5" (5.56 x 2.88)

Ground Floor Shower Room
6'8" x 5'5" (2.05 x 1.66)

First Floor Landing

Bedroom One
10'7" x 17'8" (max) (3.24 x 5.39 (max))

En-Suite
6'0" x 7'1" (1.83 x 2.18)

Bedroom Two
13'3" x 11'10" (4.05 x 3.62)

Bedroom Three
9'10" x 12'1" (3 x 3.70)

Bedroom Four
13'1" (max) x 9'1" (4 (max) x 2.77)

Bathroom
8'0" x 5'8" (2.45 x 1.73)

Tandem Garage
36 x 9 (10.97m x 2.74m)

Agents Disclaimer

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

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:

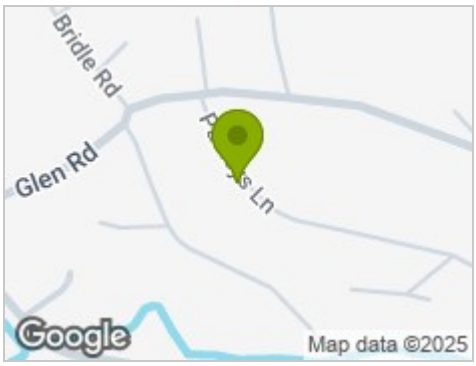
Property Tenure is Freehold

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.

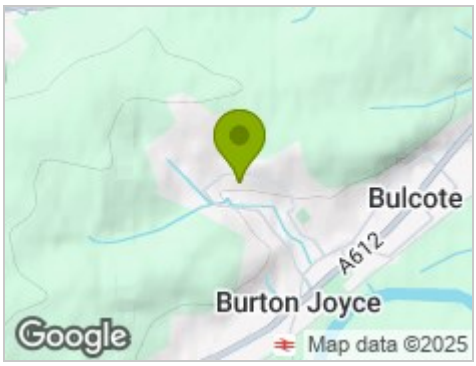
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Road Map

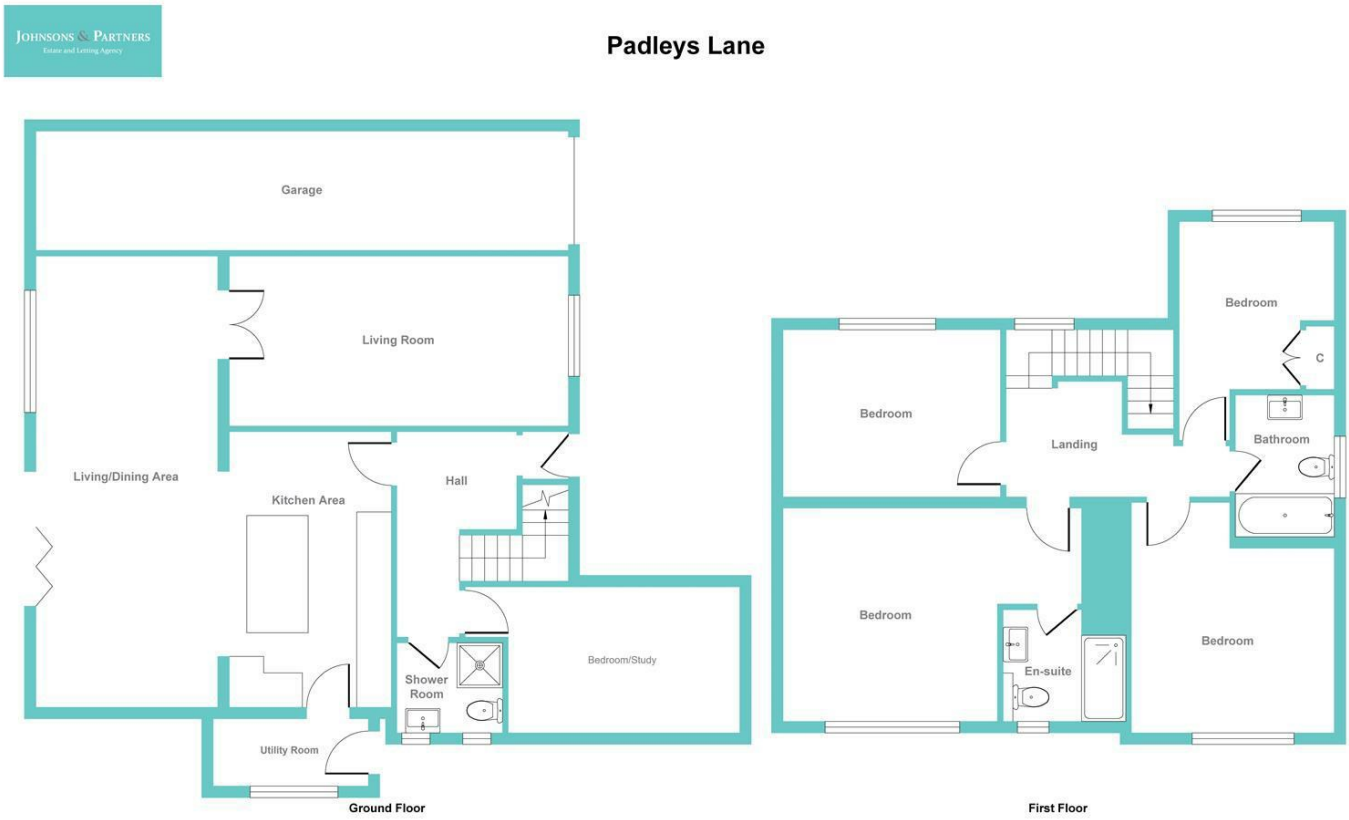


Hybrid Map

Terrain Map



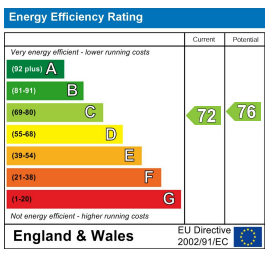
Floor Plan

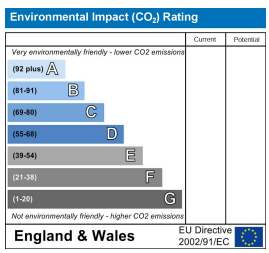


Viewing

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

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