

JOHNSONS & PARTNERS

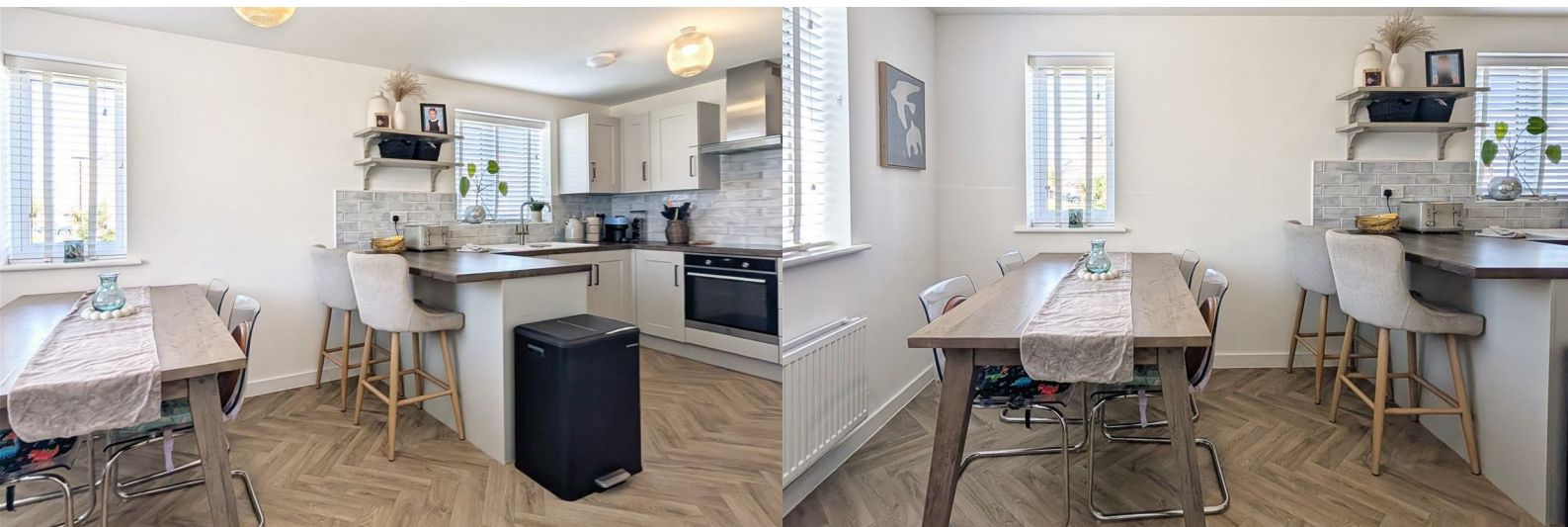
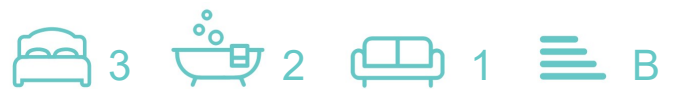
Estate and Letting Agency



19 COOT WAY, STOKE BARDOLPH, BURTON JOYCE

NOTTINGHAM, NG14 5JP

OFFERS OVER £300,000



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Three Bedroom Detached Home | Open Plan Dining Kitchen | Utility & Ground Floor WC | South West Facing Rear Garden | Garage and Driveway | Solar Panels | Close to all Local Amenities |

Positioned in the sought-after locale of Stoke Bardolph, this delightful three-bedroom detached house on Coot Way, presents an idyllic family haven brimming with contemporary comforts and charm. Beautifully designed to accommodate the dynamics of family life, this property boasts a spacious living room that invites relaxation and quality time together.

A modern kitchen diner forms the heart of the home, offering a stylish and practical space to prepare and enjoy meals. The utility room adds a layer of convenience, whilst a handy ground floor W/C caters to the needs of a bustling household. Upstairs, the sumptuous en-suite accompanying the master bedroom affords a private retreat, complemented by a well-appointed family bathroom, ensuring ample facilities for all residents.

Attention to detail is evident throughout the house, with tasteful décor and a well-presented interior that makes moving in a seamless transition. Sunlight cascades into the south-facing rear garden, creating a splendid backdrop for alfresco dining, recreation, or simply unwinding amidst the peaceful surroundings.

The property benefits from a driveway and a garage, providing secure parking for two vehicles and additional storage space. This popular location is a stone's throw away from local amenities, including schools, shops, and recreational facilities, making it a convenient and desirable setting for family life.

With its blend of comfort, convenience, and quality, this house on Gadwall Road is an exceptional choice for families seeking a serene and fulfilling lifestyle.

Entrance Hallway

Living Room

18'4" x 10'1" (5.60 x 3.09)

Dining Kitchen

18'4" x 9'3" (5.60 x 2.84)

Utility Room

5'10" x 5'2" (1.80 x 1.60)

WC

First Floor Landing

Bedroom One

18'4" x 10'1" (5.60 x 3.09)

En-Suite

Bedroom Two

10'6" x 9'1" (3.21 x 2.78)

Bedroom Three

9'1" x 7'5" (2.78 x 2.28)

Bathroom

7'1" x 5'10" (2.17 x 1.80)

Driveway and Garage

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.

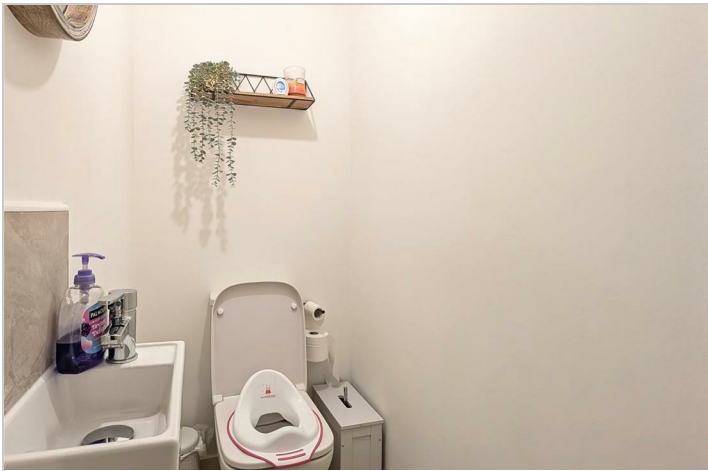
The vendor has advised the following:

Property Tenure is Freehold

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



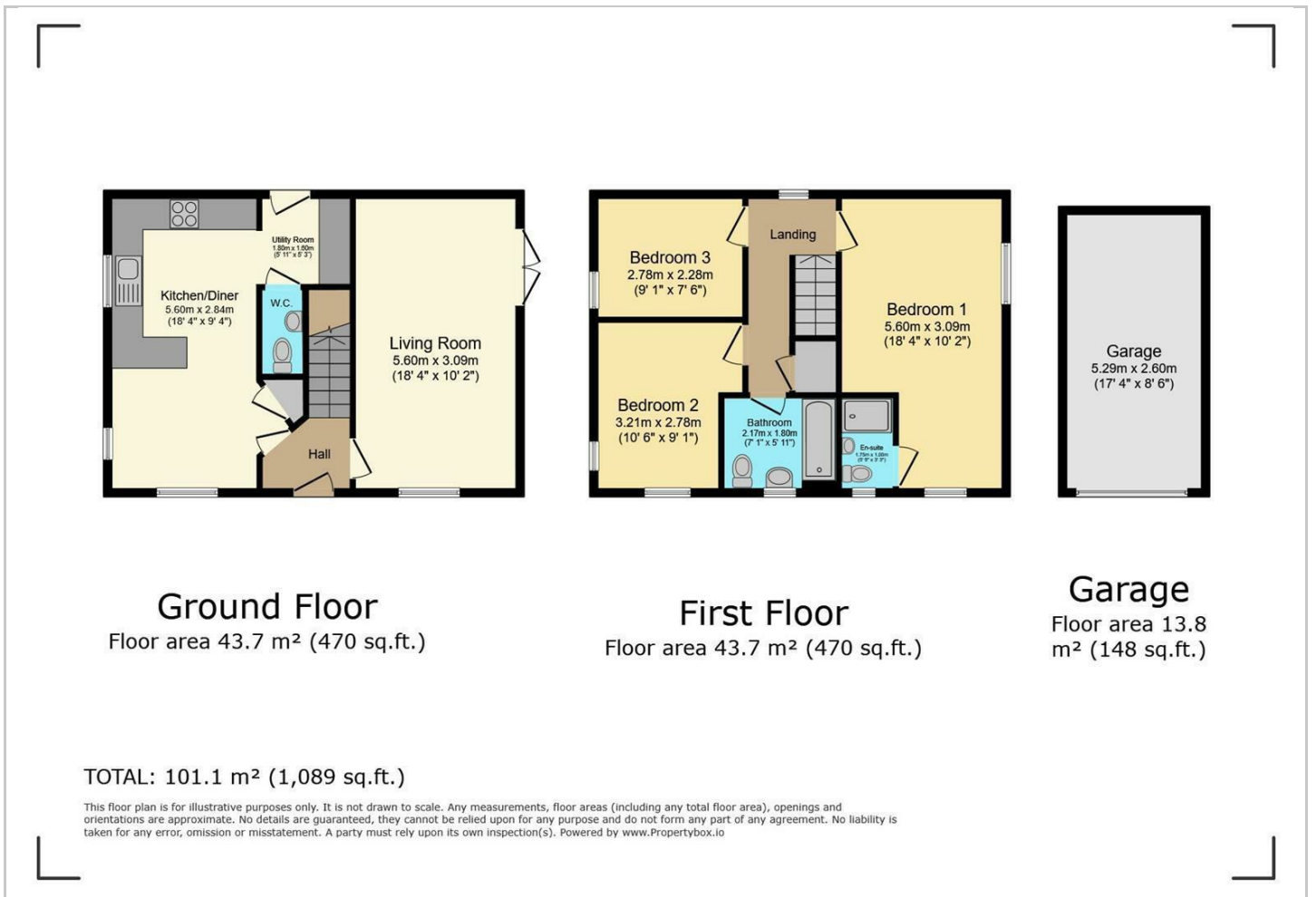
Hybrid Map



Terrain Map



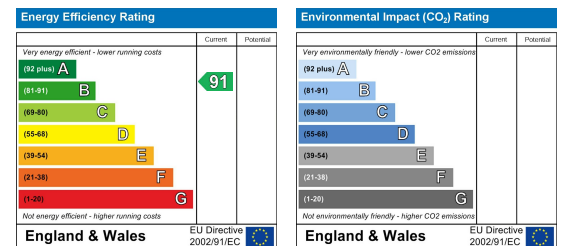
Floor Plan



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.