

# JOHNSONS & PARTNERS

Estate and Letting Agency



**28 WELLINGTON ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5GQ

**£650,000**



# 28 WELLINGTON ROAD

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Nestled in the charming village of Burton Joyce, this exquisite four-bedroom detached house on Wellington Road, is the epitome of comfortable family living. Situated on an extremely desirable road, the residence boasts a blend of spacious accommodation and delightful convenience, being a stone's throw away from local amenities and moments from idyllic riverside walks, perfect for leisurely family strolls.

As you step into the inviting hallway, the warmth of this home is immediately apparent. The ground floor comprises a generous-sized living room, where large windows flood the space with natural light, creating an inviting atmosphere for both relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, thoughtfully designed to facilitate a sociable culinary experience, complemented by a handy utility room.

The additional sunroom offers a tranquil spot to unwind, with views and access to the garden, seamlessly blending indoor and outdoor living. A convenient ground floor WC adds to the practical layout. Moving upstairs, the principle bedroom features a modern en-suite shower room, ensuring privacy and ease for the heads of the household.

The property also benefits from a versatile outside home office, perfect for those working from home or requiring additional space for hobbies. Parking is never an issue with a double garage and driveway.

Viewings are highly advised for this delightful home, which presents an exceptional opportunity for families seeking a blend of comfort, space, and convenience in the much-sought-after Burton Joyce community.



[Entrance Porch](#)

[Hallway](#)

[Kitchen Area](#)

[Dining/Breakfast Area](#)

[Sun Room](#)

[Living Room](#)

[WC](#)

[First Floor Landing](#)

[Bedroom One](#)

[En-Suite](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bedroom Four](#)

[Bathroom](#)

[Outside Home Office](#)

[Double Garage](#)

[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.

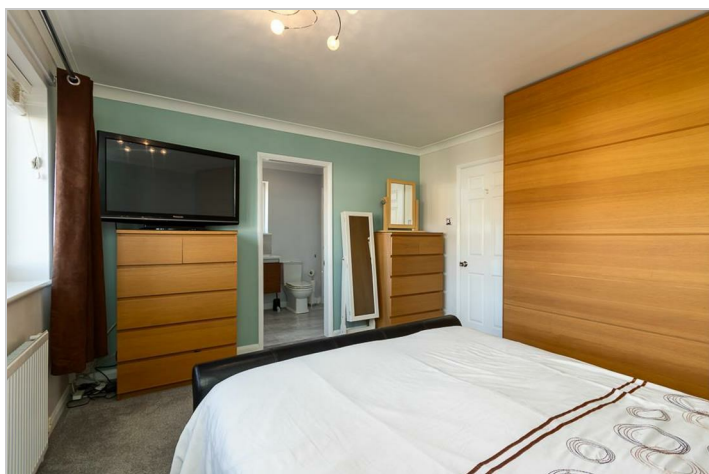
The vendor has advised the following:

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



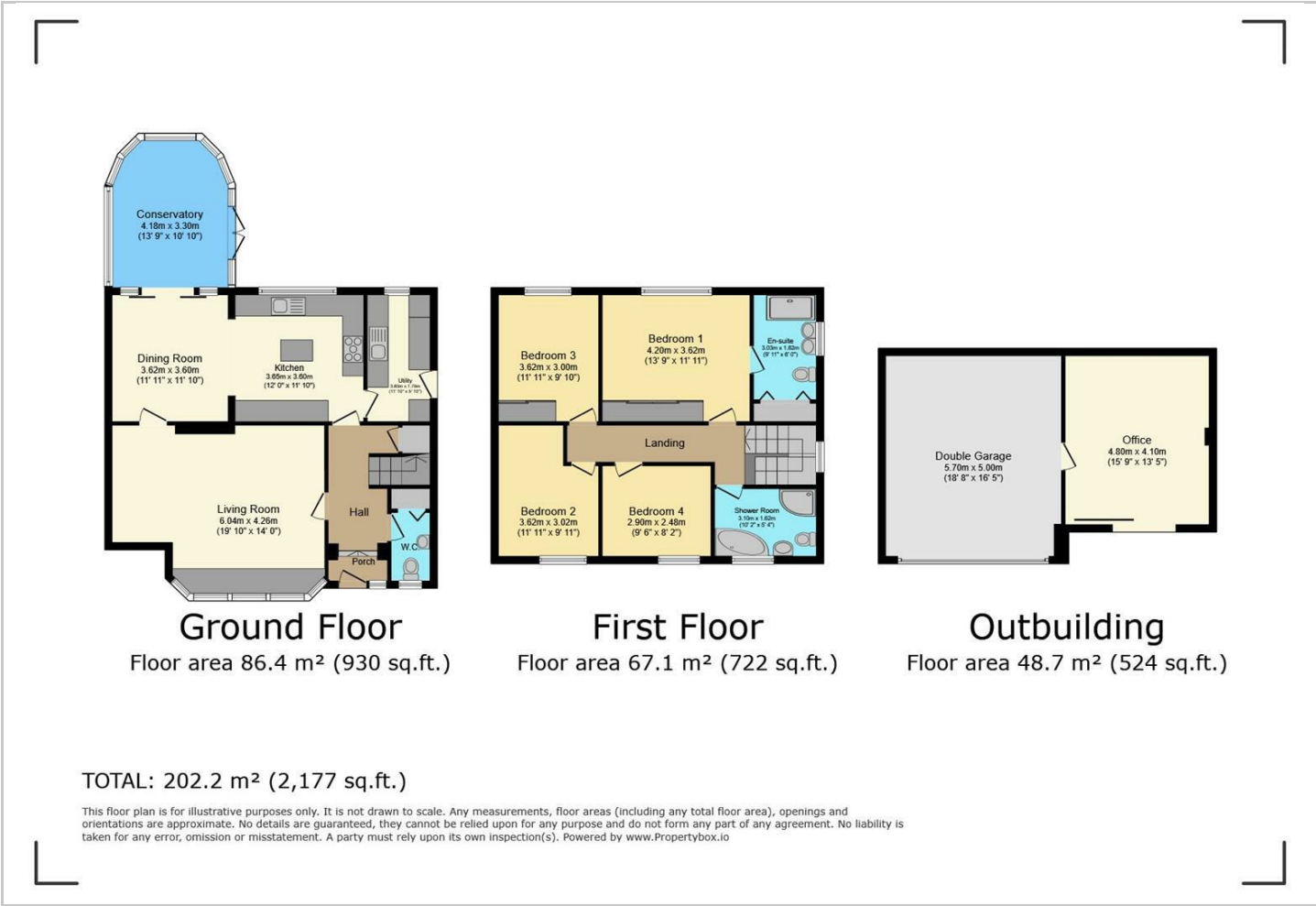
Hybrid Map



Terrain Map



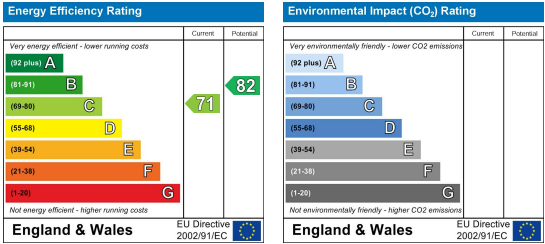
Floor Plan



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