

# JOHNSONS & PARTNERS

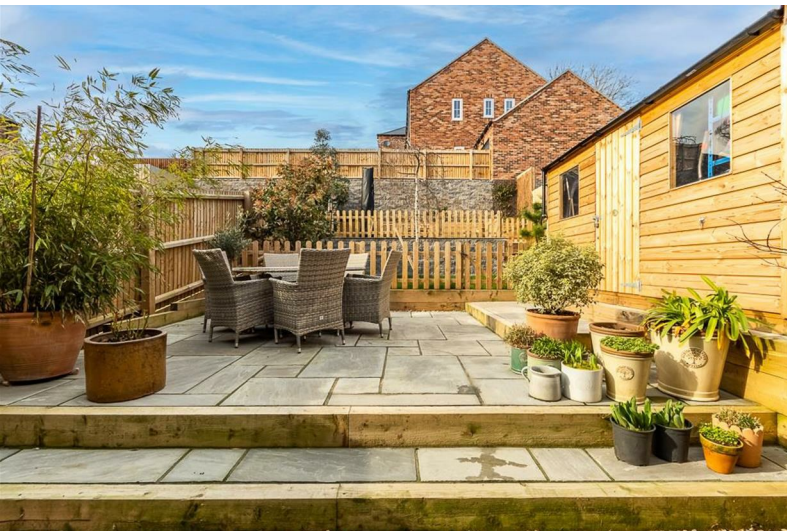
Estate and Letting Agency



## 22 ORCHARD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5EF

£360,000



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Three Bedrooms | Beautifully Landscaped Rear Garden | Immaculate Interiors | Views Across Open Countryside | Bespoke Development of Only 14 Homes | Modern Home | Popular Village Setting |

Situated within the serene enclave of Orchard Close in the popular village of Burton Joyce, Nottingham, lies a contemporary gem built in 2024—a splendid three-bedroom semi-detached home that promises an idyllic lifestyle for families seeking comfort, convenience, and class.

This elevated abode not only offers breath taking views across open countryside but also boasts modern interiors meticulously designed to cater to the needs of a discerning family. From the welcoming entrance, discover a practical ground floor WC and a generous under stairs cupboard providing ample storage solutions.

The heart of the home is an open-plan breakfast kitchen, resplendent with fully integrated appliances, serving as the perfect backdrop for culinary adventures and family gatherings. Adjacent lies the living room, bathed in natural light, with French doors inviting you to the fully landscaped rear garden—a serene retreat for relaxation or entertaining.

Upstairs, three well-proportioned bedrooms await, with the principle bedroom featuring an en-suite, ensuring a private haven for parents. Externally, the property includes a driveway offering two parking spaces, while the beautiful setting is part of a bespoke development of only 14 homes.

With its proximity to local amenities and transport links, this home balances countryside charm with the convenience of modern living. Viewings are highly advised to fully appreciate the unique lifestyle on offer at this distinguished address in Orchard Close. This is a residence where cherished memories will be cultivated for years to come.



Hallway

Dining Kitchen

17'3" x 8'0" (5.26 x 2.46)

Living Room

15'5" x 11'8" (4.70 x 3.57)

Cloakroom / WC

Under Stairs Store

First Floor Landing

Bedroom One

12'8" x 8'7" (3.88 x 2.64)

En-Suite

7'2" x 5'11" (2.20 x 1.82)

Bedroom Two

10'5" x 8'7" (3.20 x 2.64)

Bedroom Three

8'10" x 6'6" (2.70 x 2)

Bathroom

6'6" x 5'6" (2 x 1.68)

Driveway Parking

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.

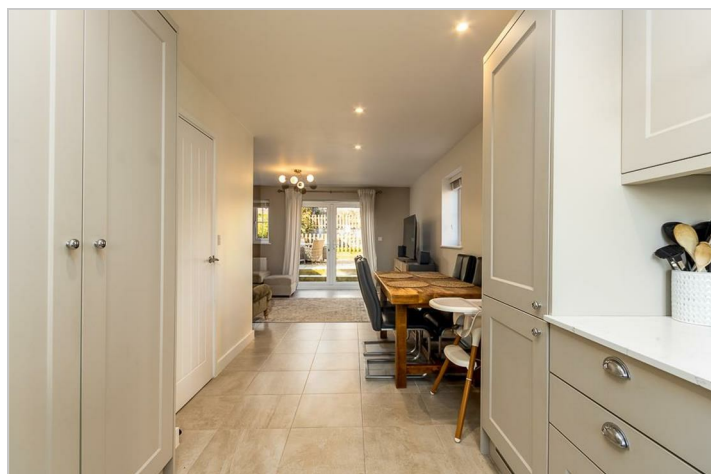
The vendor has advised the following:

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



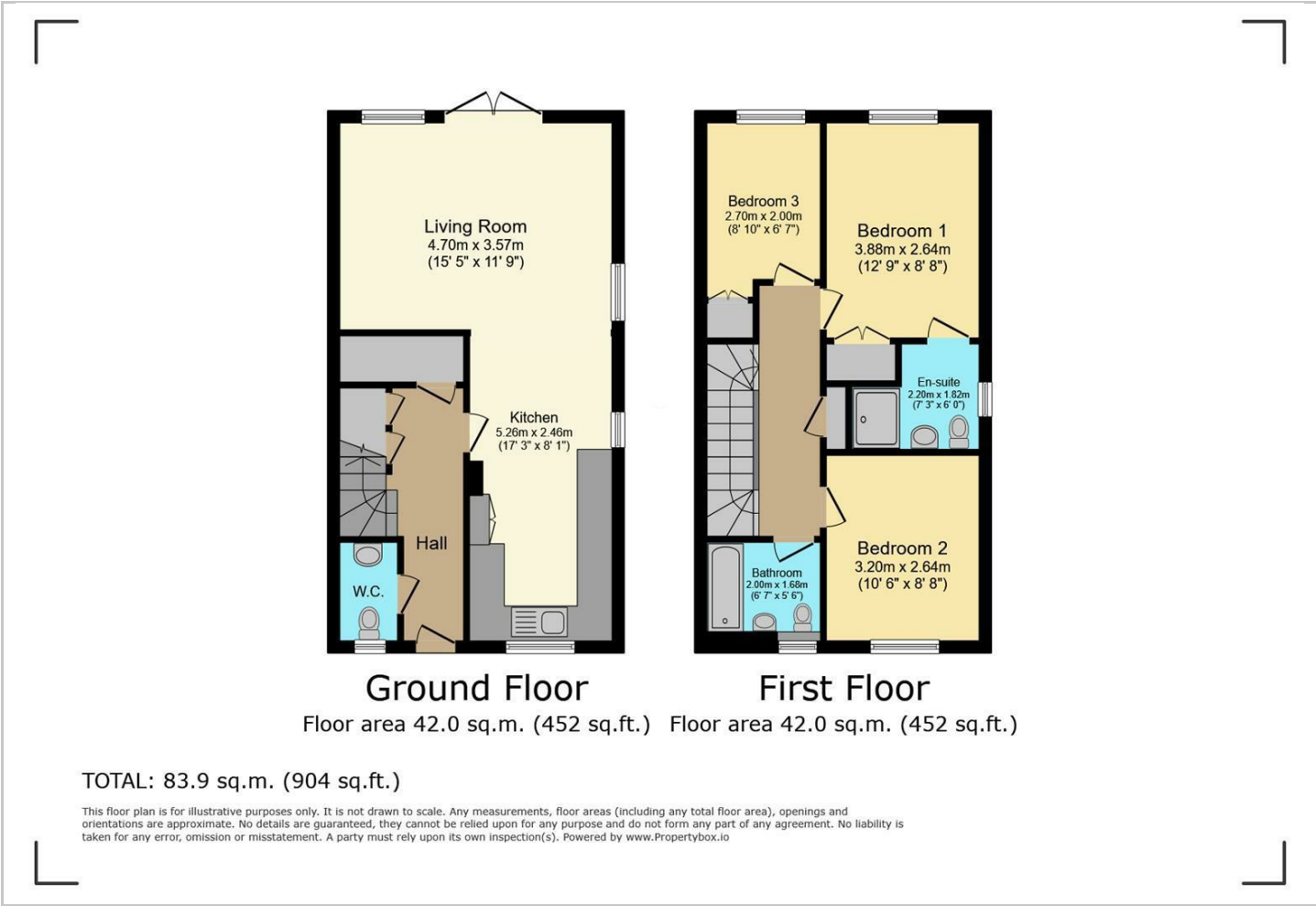
Hybrid Map



Terrain Map



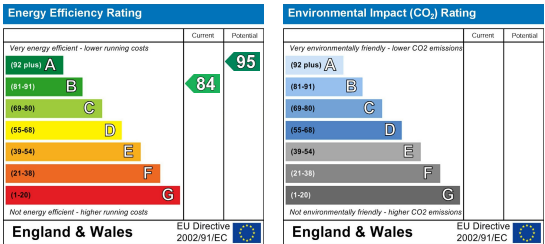
Floor Plan



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