

JOHNSONS & PARTNERS

Estate and Letting Agency



30 MAIN STREET, BURTON JOYCE

NOTTINGHAM, NG14 5DZ

£430,000



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For Sale with NO CHAIN | Four Bedroom Detached Family Home | Central Burton Joyce Village Location | Exceptional Mature Rear Garden | Integral Garage & Driveway | Viewings Highly Advised |

Occupying an enviable position in the very heart of Burton Joyce, this attractive four-bedroom detached home presents a rare opportunity to acquire a substantial family property on one of the village's most sought-after locations. Just moments from local shops, cafés, schools, rail links and everyday amenities, the location is as central and convenient as it gets.

Beautifully maintained and lovingly cared for over many years, the property offers generous, well-balanced accommodation throughout whilst providing excellent scope for a new owner to modernise and create a home tailored to their own style.

The welcoming entrance hall leads to a spacious dual-aspect living room, where exposed ceiling beams and a feature fireplace create a warm and inviting setting. A delightful sun room enjoys views across the impressive rear garden, whilst the breakfast kitchen offers extensive storage, ample worktop space and room for everyday dining. A ground floor WC, integral garage and useful storage further enhance the practicality of the home.

Upstairs are four well-proportioned bedrooms, three of which are comfortable doubles, all served by a family bathroom.

Outside, the exceptional rear garden is undoubtedly one of the property's standout features. Beautifully established, private and extending to an impressive length, it provides generous lawned areas, mature planting and plenty of space for entertaining, family life or keen gardeners alike. To the front, a driveway provides off-road parking and access to the integral garage.

Combining an outstanding village location, generous accommodation and a superb plot, this is a fantastic opportunity to secure a home that can be enjoyed from day one whilst offering significant potential to update and modernise to suit.

Entrance Hall

Living Room

21'10" x 12'11" (6.67m x 3.94m)

Sun Room

Kitchen/Breakfast Room

12'10" x 10'9" (3.92m x 3.29m)

Ground Floor WC

First Floor Landing

Bedroom One

13'0" x 12'8" (3.98m x 3.88m)

Bedroom Two

15'0" x 8'7" (4.58m x 2.64m)

Bedroom Three

10'5" x 7'8" (3.20m x 2.36m)

Bedroom Four

8'5" x 7'10" (2.58m x 2.39m)

Family Bathroom

10'10" x 8'6" (3.31m x 2.61m)

Integral Garage

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

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

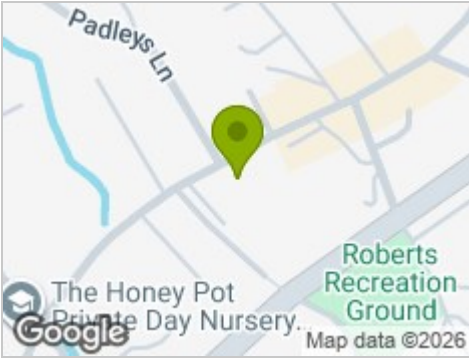
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



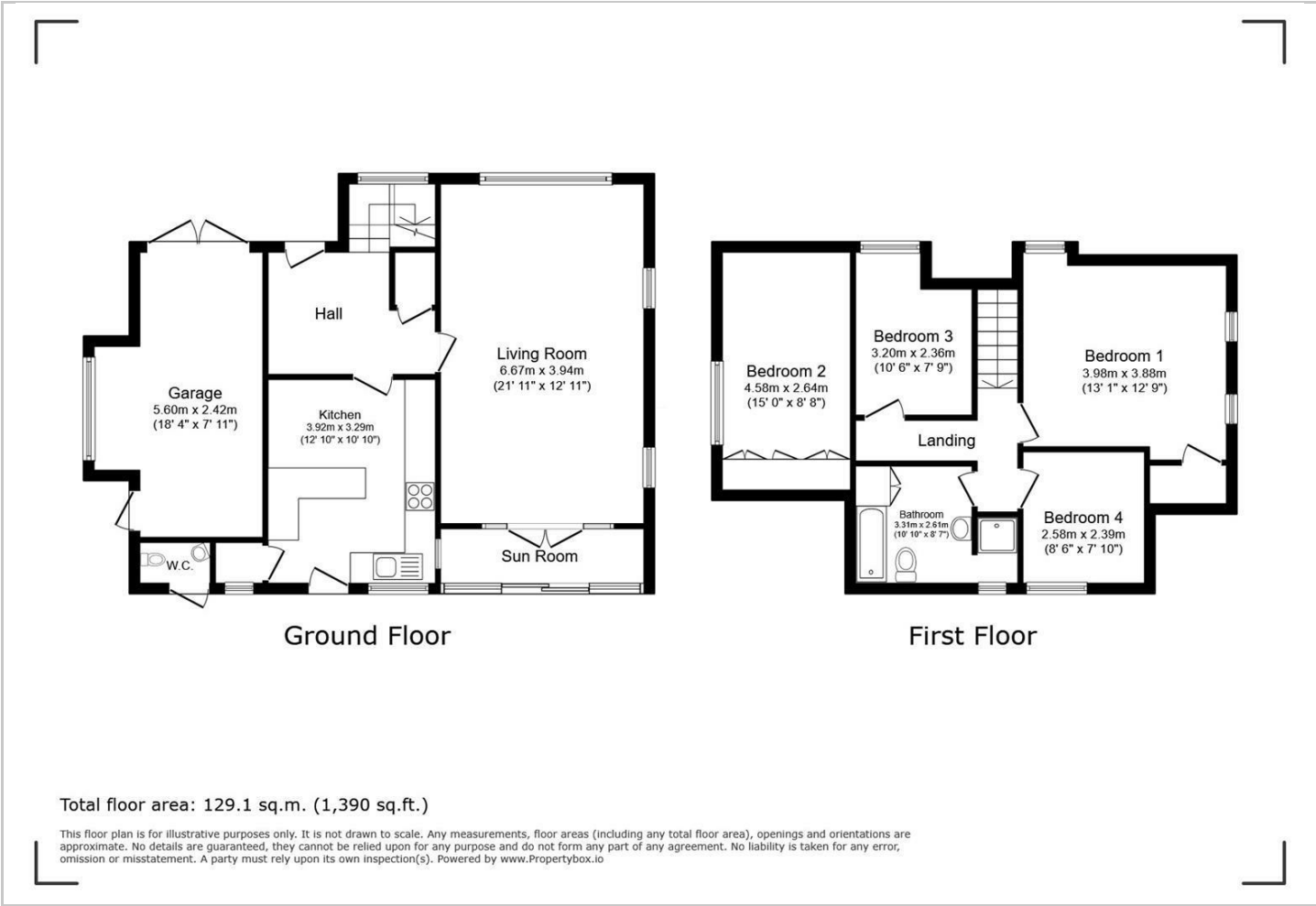
Hybrid Map



Terrain Map



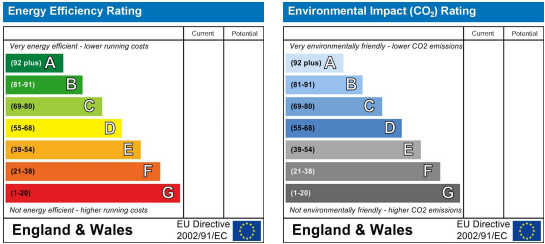
Floor Plan



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.