

# JOHNSONS & PARTNERS

Estate and Letting Agency



## RUFFORD HOUSE, ASHDALE GARDENS, BURTON JOYCE

NOTTINGHAM, NG14 5AQ

**£575,000**



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Ashdale Gardens, Burton Joyce is a select development of just 11 bespoke properties, with an excellent choice of two to four bedrooms with a mix of houses and bungalows; something for everyone to consider.

Rufford House, is a Chevin Homes, individually designed four bedroom detached home. A great plot and internal layout, a detached garage and off road parking for two cars. In brief, the double glazed and centrally heated accommodation comprises open canopy porch, reception hallway, cloakroom with WC family living room with bi-fold doors out to the rear garden, dining kitchen with separate utility room, integrated appliances and bi-fold doors out to the rear garden. There is also a second, separate reception room that can be used as a home office or snug. To the first floor there is a principal bedroom that has an en-suite shower room. There are three further good sized bedrooms and family bathroom.

Since 2002, Chevin Homes have cemented their reputation as one of the most highly respected, independent 'New Homes Builders' across the East Midlands. Every single home they build, is of the highest quality design & finish, by a dedicated, caring & professional team. Each bespoke home has branded, integrated kitchen appliances, granite worktops, a carefully planned layout, stylish white electrical fitments, wet underfloor heating systems to the ground floor, secondary electric underfloor heating to the first floor en-suite and bathroom, branded sanitary ware & all flooring included. A 10 year, structural warranty by one of the country's leading new home warranty providers is also included. This gives all 'Chevin Homes' purchasers complete peace of mind, and unrivalled confidence, in the high quality build and finish, of their beautiful new home.

Burton Joyce is a very sought after village; with a wealth of amenities for the whole family, with popular schools, shops, regular public transport including rail; great places to dine out or simply enjoy a relaxing drink.

Hallway	Bedroom Two 11'4" x 9'8" (3.461 x 2.950)
Living Room 11'5" x 14'0" (3.497 x 4.288)	Bedroom Three 10'10" (max) x 10'8" incl. wardrobe space (3.303 (max) x 3.256 incl. wardrobe space)
Study 11'6" x 7'10" (max) (3.506 x 2.406 (max))	Bedroom Four 10'10" x 7'0" (min) excl. wardrobe space (3.303 x 2.158 (min) excl. wardrobe space)
Dining Kitchen 11'4" x 20'8" (3.463 x 6.315)	Bathroom 7'6" x 7'0" (max) (2.300 x 2.158 (max))
Utility 6'4" x 5'2" (1.949 x 1.586)	Detached Garage
First Floor	Outside
Bedroom One 11'6" (max) x 9'8" (min) excl. wardrobe space (3.506 (max) x 2.950 (min) excl. wardrobe space)	Gardens & Off Road Parking
En-Suite 7'5" x 5'2" (2.279 x 1.586)	



## Road Map



## Hybrid Map



## Terrain Map



## Agents Disclaimer

Disclaimer - Council Tax Band Rating - TBA when constructed

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.

## Room Sizes

This property is yet to be constructed so all dimensions and measurements are approximate.

## Viewings

Please contact the office to make an appointment to view. This is a working site and access is strictly prohibited unless accompanied by a member of our staff or Chevin Homes.

## Developer Disclaimer

All images used are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. The specifications of houses are correct at the date of print but may be subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at a development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or- 50mm. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. All images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

## 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.

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.

## Energy Efficiency Graph

