JOHNSONS & PARTNERS

Estate and Letting Agency



38 KINGFISHER ROAD, STOKE BARDOLPH, BURTON JOYCE

NOTTINGHAM, NG14 5HP

£310,000

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4 Bedrooms | Rare Four-Bedroom Design | Impressive Top-Floor Principal Suite | Two En-Suites | Kitchen/Dining Room | Separate Utility | Detached Garage & Driveway | Viewings are Highly Advised |

An unusual opportunity within this popular modern development, this property offers a particularly versatile four-bedroom layout arranged across three floors. While similar in appearance to the more commonly found three-bedroom homes nearby, this property has an additional second floor creating a superb principal bedroom suite and approximately 1,368 sq ft of accommodation overall.

The ground floor is arranged with everyday family life firmly in mind. A welcoming hallway leads into a generous living room, positioned at the front of the house and offering plenty of space for comfortable seating.

Across the rear is the kitchen and dining room, combining contemporary gloss cabinetry with wood-effect work surfaces and a breakfast bar. There is ample room for a dining table, while French doors open directly onto the patio and garden, making this a sociable space for both everyday meals and entertaining. A separate utility room and ground-floor WC add further practicality.

The first floor provides three bedrooms, including a generous double bedroom with its own en-suite shower room. Bedrooms Three and Four provide further flexibility for children, guests or working from home, alongside the family bathroom.

It is the second floor that really sets this particular home apart. Dedicated entirely to the principal bedroom, this generous top-floor suite measures approximately 15'8" x 11'4", with plenty of room for bedroom furniture, useful storage and its own en-suite shower room. The separation from the remaining bedrooms creates an appealing sense of privacy rarely found in comparable homes on the development.

Outside, the rear garden is enclosed and predominantly laid to lawn, with a paved terrace immediately adjoining the house. The property also benefits from a detached single garage and driveway, providing valuable off-road parking and storage.

For buyers who like the style and setting of these modern homes but need that extra bedroom, this is a particularly interesting proposition — retaining the manageable proportions of the development while offering considerably greater flexibility across three floors.

Entrance Hallway

Living Room
12'11" x 12'2" (3.94m x 3.72m)

Kitchen/Dining Room
18'0" x 9'3" (5.51m x 2.84m)

Utility
7'11" x 5'4" (2.43m x 1.63m)

WC

First Floor

Bedroom Two
12'11" x 10'7" (3.94m x 3.25m)

En-Suite
5'10" x 5'6" (1.80m x 1.70m)

Bedroom Three
9'6" x 9'6" (2.90m x 2.90m)

Bedroom Four
9'6" x 8'3" (2.90m x 2.53m)

Bathroom
6'10" x 5'8" (2.10m x 1.75m)

Second Floor

Bedroom One
15'8" x 11'4" (4.78m x 3.46m)

En-Suite
6'4" x 4'11" (1.94m x 1.51m)

Garage
17'8" x 7'2" (5.40m x 2.20m)

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 D

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



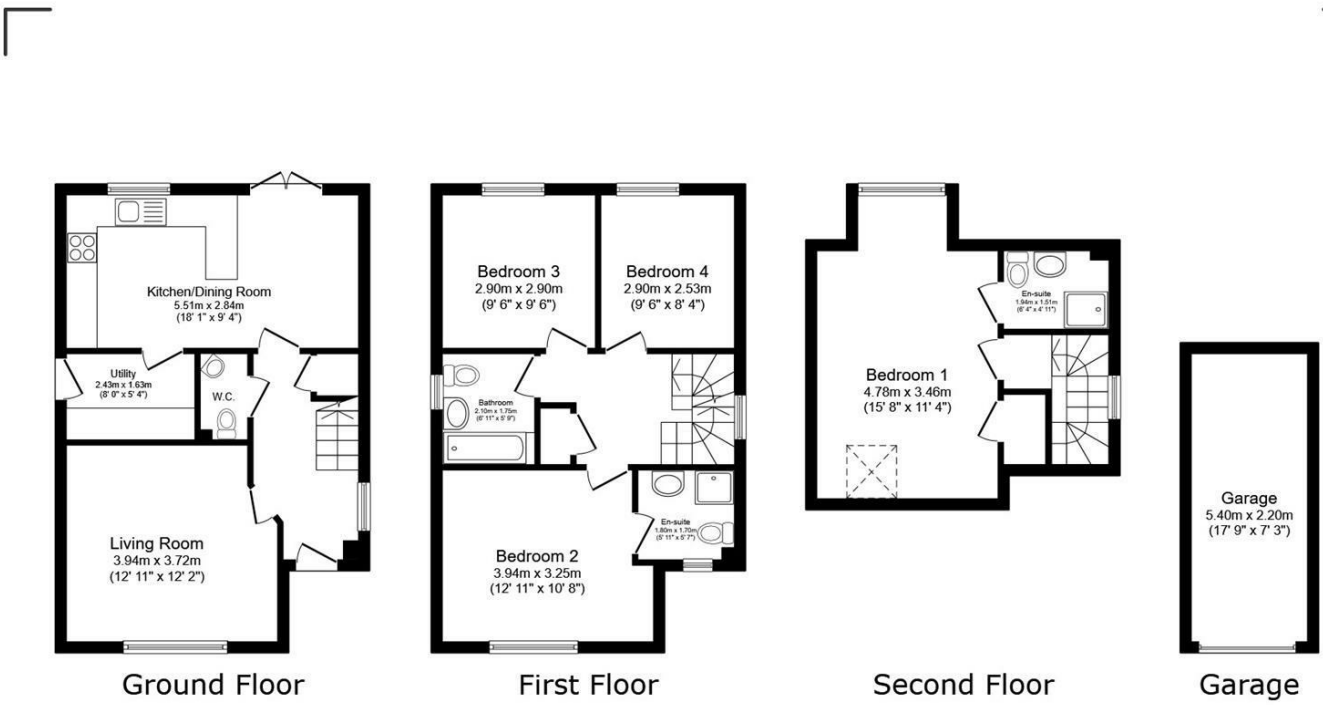
Hybrid Map



Terrain Map



Floor Plan



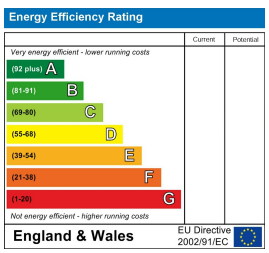
Total floor area: 127.1 sq.m. (1,368 sq.ft.)

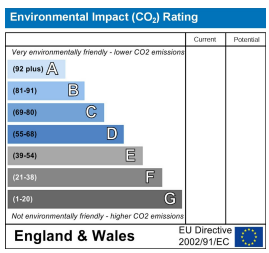
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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





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