

JOHNSONS & PARTNERS

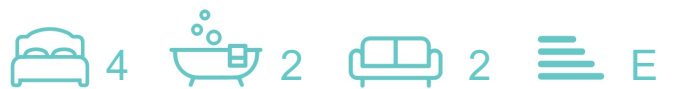
Estate and Letting Agency



1 CRAGMOOR ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5AR

GUIDE PRICE £600,000



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Guide Price £600,000 - £625,000

This beautiful, detached residence, is stylish and elegant throughout and presented immaculately. The property enjoys a substantial plot with generously sized accommodation; and is close to the centre of this extremely popular village, with its many amenities for the whole family. There are a range of shops, popular schools for children of all ages, regular public transport links, including rail; as well as a range of recreational facilities, riverside walks and great places to dine out or simply enjoy a relaxing beverage.

In brief, the double glazed and centrally heated accommodation comprises open entrance porch, spacious reception hallway with dual aspect windows, WC, Sitting room, lounge/dining room, contemporary, fitted kitchen with under floor heating and a separate utility room completes the ground floor. From the first floor landing there are four bedrooms, one having a contemporary en suite. The family bathroom with four piece suite including twin wash basins and a free standing, roll top, bath. To the outside, there is a good sized garden which wraps around the property, there is ample driveway for multiple vehicles as well as a single garage.

Internal viewing is most strongly recommended, in order to fully appreciate all this wonderful home has to offer; both in terms of the accommodation and location. Contact us now to book your personal viewing appointment.

Open Entrance Porch

Reception Hallway

14'9 x 10'4 (4.50m x 3.15m)

WC

7'8 x 2'10 (2.34m x 0.86m)

Sitting Room

17'2 x 12' (5.23m x 3.66m)

Lounge/Dining Room

14' x 12' (4.27m x 3.66m)

Kitchen

14'5 x 11'9 (4.39m x 3.58m)

Utility Room

9'10 x 5'9 (3.00m x 1.75m)

First Floor Landing

Bedroom One

17'6 x 11'10 (5.33m x 3.61m)

Bedroom Two

12' x 9'10 (3.66m x 3.00m)

En Suite

Bedroom Three

14'7 x 6'10 (4.45m x 2.08m)

Bedroom Four

12' x 7'10 (3.66m x 2.39m)

Family Bathroom

9'6 x 7'5 (2.90m x 2.26m)

Garage

16'2 x 8'3 (4.93m x 2.51m)

Gardens

Driveway

Agents Disclaimer

Disclaimer - Council Tax Band Rating - F

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



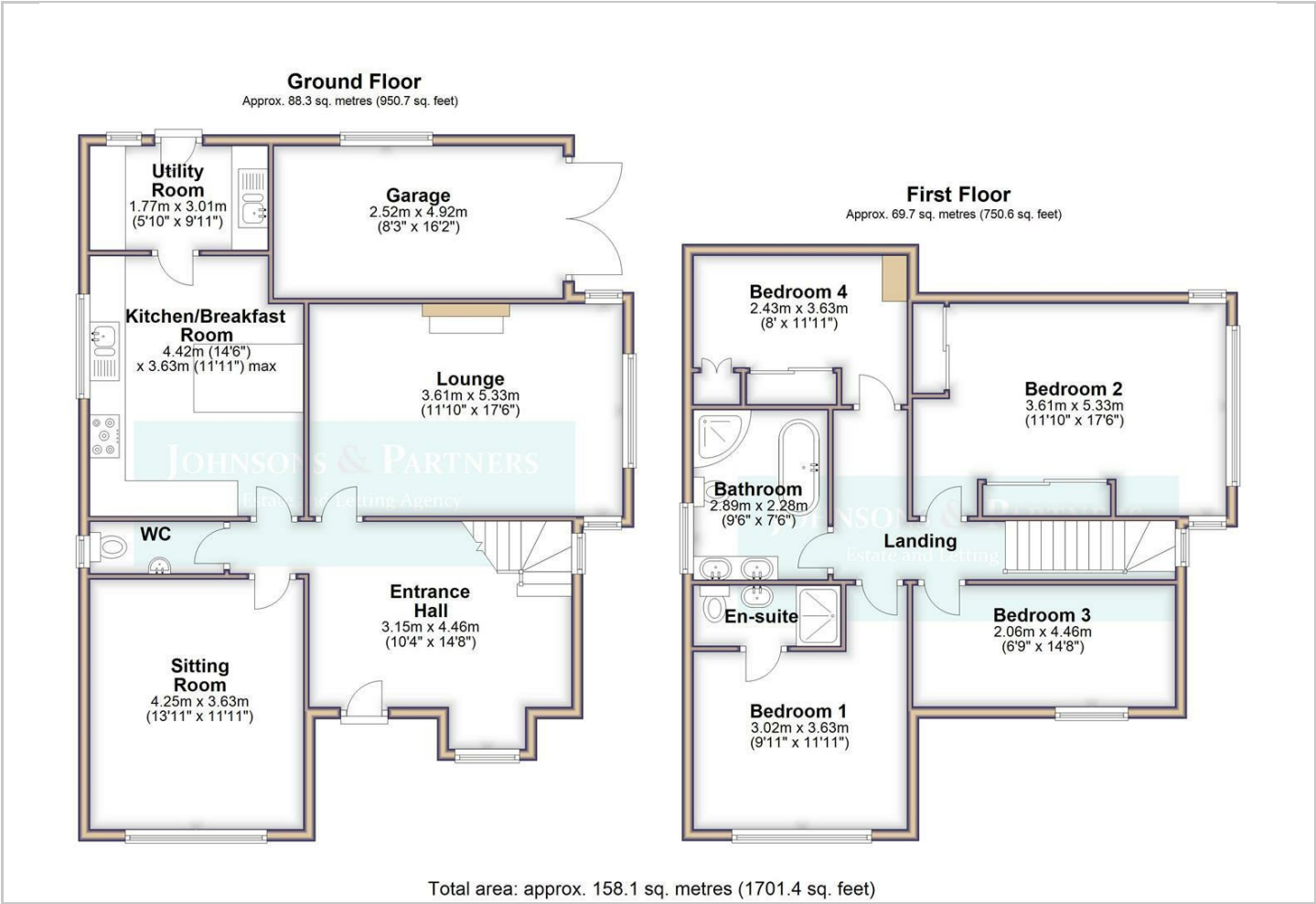
Hybrid Map



Terrain Map



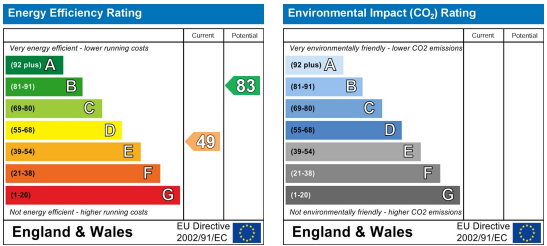
Floor Plan



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.