

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 9 BROADMEAD, BURTON JOYCE

NOTTINGHAM, NG14 5FL

£330,000





# 9 BROADMEAD

BURTON JOYCE, NOTTINGHAM, NG14 5FL

£330,000



For Sale with NO CHAIN | Three Bedrooms | Semi-Detached Dormer Bungalow | Close to the Village Centre | Ground Floor Shower Room | Private Rear Garden | Garage and Driveway | Viewings Advised|

Nestled in the idyllic cul-de-sac of Broadmead, off Willow Wong, this charming three-bedroom semi-detached dormer bungalow in Burton Joyce, presents a rare opportunity for a variety of discerning buyers. With its enviable proximity to the village's abundant amenities and transport links, this residence combines the tranquility of suburban living with the convenience of accessibility.

Upon entering the property, you are greeted with a practical layout, offering a versatile ground floor bedroom, which could also serve as a home office or snug, depending on your needs. The ground floor also houses a convenient bathroom, living room and dining room. The heart of the home is the well-appointed kitchen, which extends to a utility area, providing ample space for culinary exploration and household management.

The first floor reveals two further well-sized bedrooms, ensuring that this residence can accommodate the evolving needs of its occupants. The private rear garden is a secluded haven, perfect for al fresco dining, relaxation, or outdoor play, further enhancing the property's appeal.

Externally, the driveway affords parking for two vehicles, leading to a detached garage for additional storage or parking needs. This bungalow's thoughtful design and features assure a comfortable and convenient lifestyle.

We expect significant interest in this delightful home and encourage early enquiries and viewings to secure a slice of Burton Joyce's peaceful living. This property is poised to become the cherished setting for your next chapter.

### Entrance Hallway

### Living Room

12'4" x 12'8" (3.76 x 3.88)

### Dining Room

11'4" x 10'0" (3.46 x 3.06)

### Kitchen

11'5" x 10'4" (3.49 x 3.17)

### Utility Area

### Ground Floor Bathroom

7'11" x 7'0" (2.42 x 2.15)

### Bedroom

11'6" x 10'5" max (3.52 x 3.18 max)

### First Floor Landing

### Bedroom

9'10" x 12'8" (3.01 x 3.88)

### Bedroom

14'0" (max) x 10'0" (4.29 (max) x 3.06)

### 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.

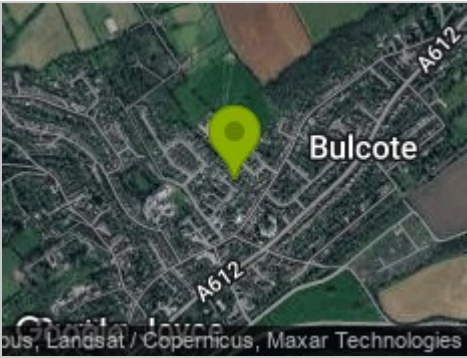
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



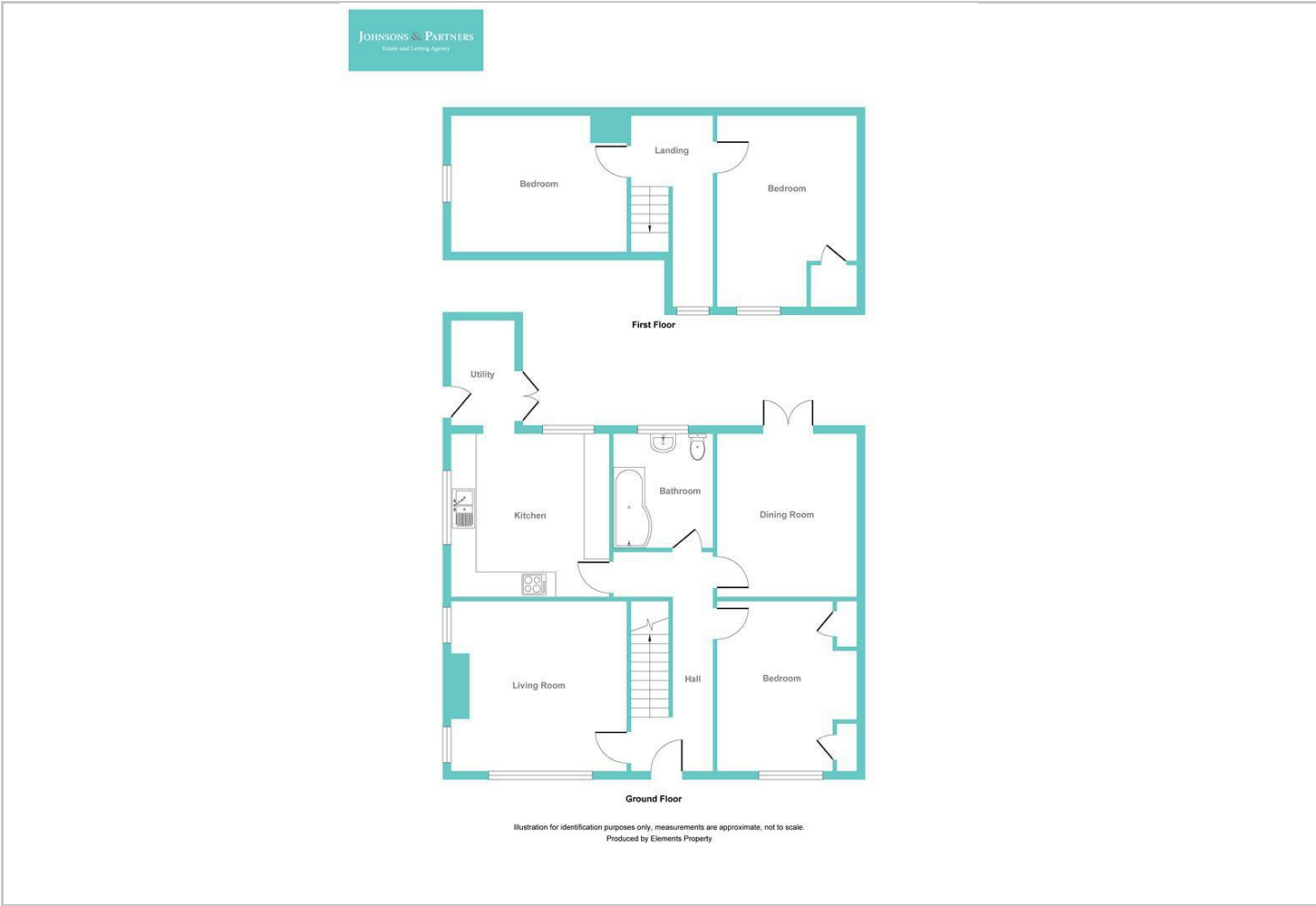
Hybrid Map



Terrain Map



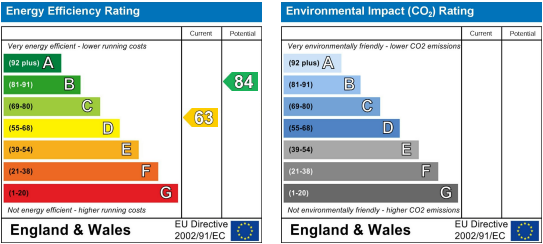
Floor Plan



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