

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 2 MILL FIELD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5AA

GUIDE PRICE £395,000





# 2 MILL FIELD CLOSE

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Guide Price £395,000 - £405,000 | Detached Family Home | Beautifully Presented | South West Facing Rear Garden | En-Suite | Close to Local Amenities | Modern Interiors Throughout | Cul-de-sac |

Experience the epitome of modern family living in this immaculate detached home nestled within the highly desirable Mill Field Close, Burton Joyce. Boasting an elegant and contemporary aesthetic, this residence is perfect for families seeking a tranquil lifestyle with all the conveniences of urban living at their fingertips.

This beautifully presented property offers a welcoming interior that radiates warmth and sophistication. The spacious modern dining kitchen serves as the heart of the home, where family and friends can gather and create memorable moments. A delightful sunroom extends the living space, providing a serene retreat bathed in natural light, ideal for relaxing or entertaining guests.

The home features three well-appointed bedrooms, including a master with its own stylish en-suite, ensuring a private and restful haven for the heads of the household. A tastefully designed main bathroom and a convenient ground floor WC complement the family-friendly layout.

Step outside to discover the beautifully designed low maintenance south-west facing rear garden, a tranquil escape where you can savour long summer evenings and admire the exquisite sunsets.

With two parking spaces, this modern detached family home is positioned in a sought-after location, close to excellent amenities including schools, shops, and transport links, making it an ideal setting for family life.

Internal viewing is essential to truly appreciate the elegance and charm of this exceptional property. Don't miss the opportunity to make this your new family home – a haven of style and comfort in the heart of Burton Joyce.

Entrance Hallway

Living Room

18'4" x 11'1" (5.6 x 3.4)

Dining Kitchen

18'4" x 8'10" (5.6 x 2.71)

Sun Room

9'6" x 9'3" (2.9 x 2.84)

Ground Floor WC

First Floor Landing

Bedroom One

10'11" x 8'11" (3.35 x 2.72)

En-Suite

7'5" x 7'0" (2.28 x 2.15)

Bedroom Two

9'9" x 8'7" (2.98 x 2.63)

Bedroom Three

9'10" x 7'2" (3.02 x 2.20)

Family Bathroom

9'7" x 8'3" (2.93 x 2.54)

Driveway and Garage

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.

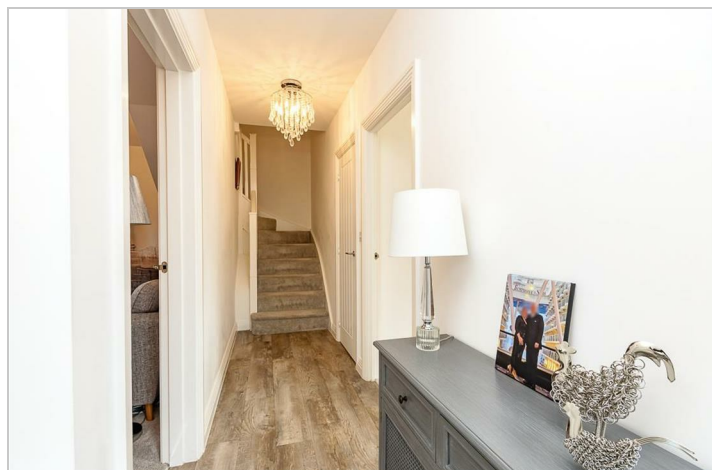
The vendor has advised the following:

Property Tenure is Freehold

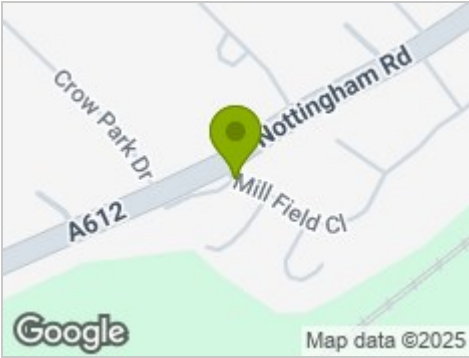
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a 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.