JOHNSONS & PARTNERS

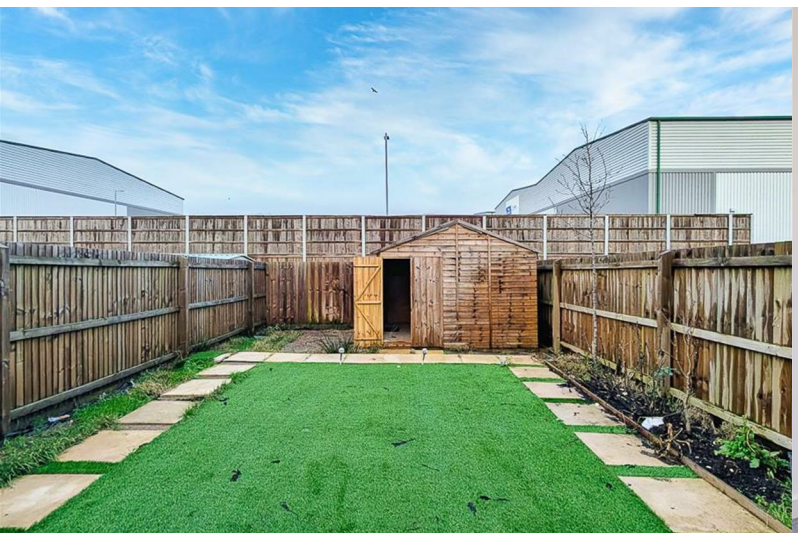
Estate and Letting Agency

53 COOT WAY, BURTON JOYCE

NOTTINGHAM, NG14 5JP

£260,000

3 2 1 B



53 COOT WAY

BURTON JOYCE, NOTTINGHAM, NG14 5JP

£260,000

Three Bedroom Detached | Breakfast Kitchen | Low Maintenance Rear Garden | Ground Floor WC | Main Bedroom with En-Suite | Garage and Driveway | Close to Local Amenities | Viewings Advised |

New Photos and Marketing Coming Soon

Nestled within the sought-after Rivendell development, this modern three-bedroom detached house on Coot Way, offers a blend of contemporary living and convenience. The residence beckons a variety of discerning buyers, from families to professionals, with its prime location surrounded by a wealth of amenities, exceptional schools, and superb transport links, including two train stations in nearby Netherfield/Carlton and the charming Burton Joyce village centre with its array of pubs, restaurants, and stunning countryside vistas.

Upon entering, you're greeted by a welcoming reception hallway that leads to a stylish lounge, perfect for unwinding or entertaining guests. The inner hallway guides you to a practical WC and flows seamlessly into the dining kitchen, boasting modern fixtures and ample space for culinary exploration.

Ascend to the first floor to find the inviting principal bedroom with its own en suite, two additional well-proportioned bedrooms, and a chic family bathroom. The owners have lavished care on the rear garden, creating an idyllic low-maintenance haven featuring a spacious patio, an elegant pergola, and an evergreen synthetic lawn, ensuring a delightful outdoor space for relaxation or hosting gatherings.

Completing this delightful home, the front driveway accommodates off-road parking and access to the integral single garage. This property is a true gem in terms of its accommodation, garden, and premier location.

Don't miss the opportunity to make this house your home. We invite you to schedule an internal viewing to fully appreciate it. Contact us today to arrange your personal tour.

Entrance Hallway
5'8" x 3'1" (1.73m x 0.94m)

Living Room
16'0" x 10'0" (4.90m x 3.07m)

Breakfast Kitchen
18'8" x 7'6" (5.69m x 2.31m)

Ground Floor WC
4'5" x 2'11" (1.37m x 0.89m)

First Floor Landing

Bedroom One
14'2" x 9'6" (4.32m x 2.90m)

En-Suite
4'5" x 2'11" (1.37m x 0.89m)

Bedroom Two
11'1" x 8'7" (3.40m x 2.62m)

Bedroom Three
9'10" x 7'10" (3.00m x 2.39m)

Bathroom
8'7" x 5'6" (2.62m x 1.68m)

Integral Garage
16'0" x 8'5" (4.90m x 2.57m)

Driveway for Two Cars

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:

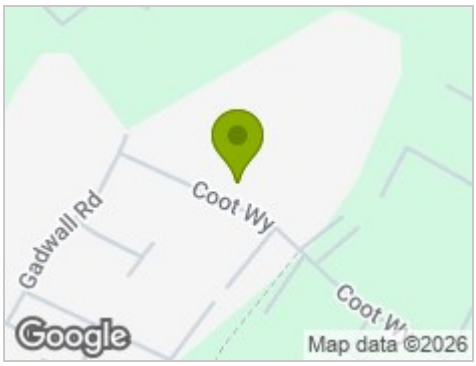
Property Tenure is Freehold

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.

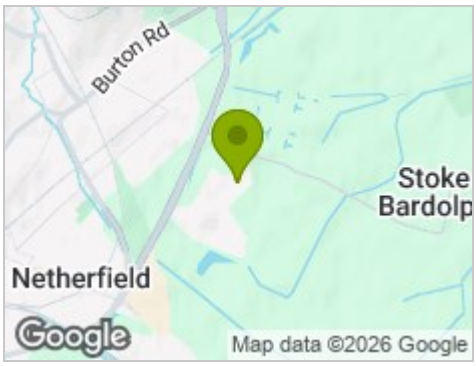
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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

Road Map



Hybrid Map

Terrain Map



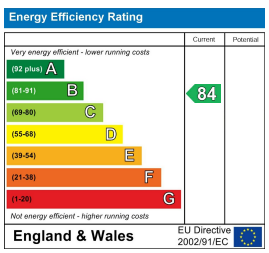
Floor Plan

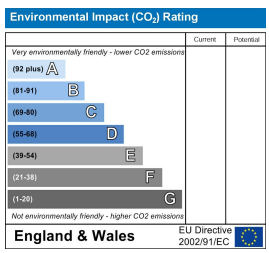
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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

111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
T: 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
www.johnsonsandpartners.co.uk