

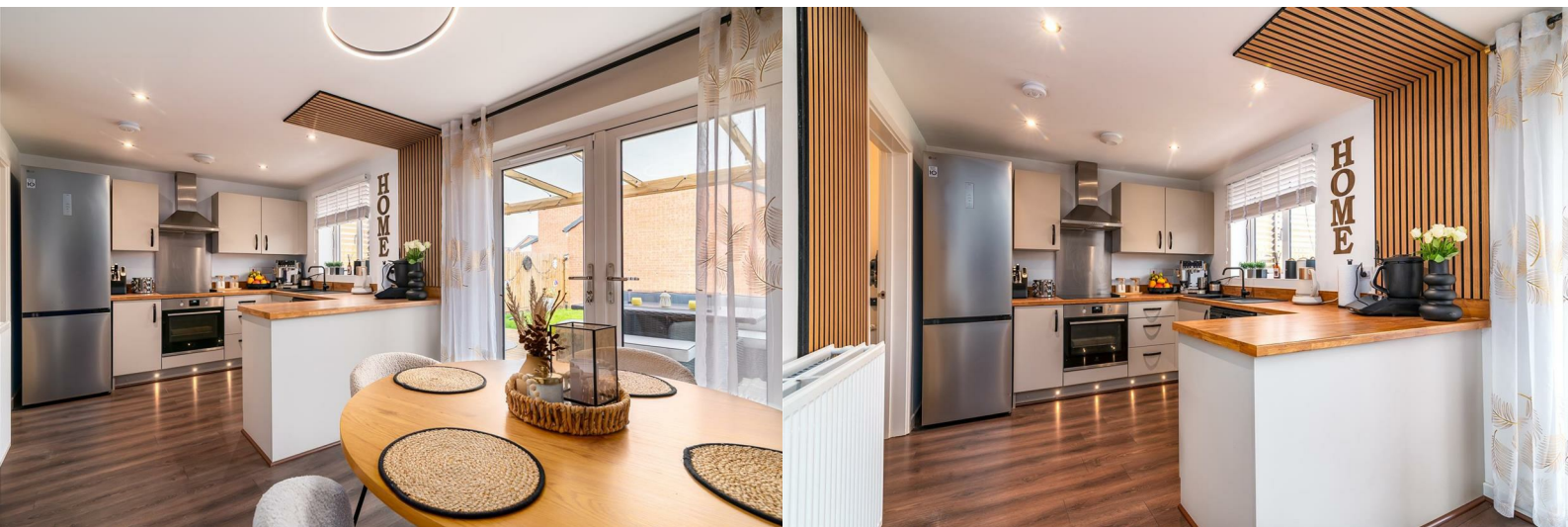
JOHNSONS & PARTNERS

Estate and Letting Agency



8 SCOTER ROAD, STOKE BARDOLPH, BURTON
NOTTINGHAM, NG14 5JT

£320,000



8 SCOTER ROAD

STOKE BARDOLPH, BURTON JOYCE, NOTTINGHAM, NG14 5JT

£320,000



For Sale with NO CHAIN | Upgraded Three Bedroom Detached Home | Immaculately Presented Throughout | Popular Road | Beautiful Rear Garden | Driveway and Solar | Viewings Advised |

Immaculately presented and thoughtfully upgraded, this three-bedroom detached family home on the ever-popular Scoter Road offers a rare blend of modern comfort, stylish finishes, and excellent living space.

Nestled within a highly desirable modern development, the property enjoys an enviable position with local amenities, well-regarded schools, and superb transport connections all within easy reach. It appeals to growing families, professional couples, and downsizers alike.

The bright, welcoming entrance hallway leads into a generous, light-filled living room - perfect for relaxed evenings or entertaining. At the rear is the true heart of the home: the beautifully upgraded dining kitchen with sleek modern units and high-quality appliances. French doors open directly onto the recently landscaped rear garden, which boasts a large pergola and a separate seating area, ideal for al fresco dining and summer gatherings. A practical utility room and convenient downstairs WC complete the ground floor.

Upstairs, the principal bedroom benefits from its own stylish en-suite shower room, complemented by two further good-sized bedrooms and a contemporary family bathroom.

Outside, the home offers two dedicated off-road parking spaces and solar panels that help keep energy bills low.

Presented in immaculate, turnkey condition and offered with no upward chain, this beautiful property is ready for immediate occupation. This property really does tick every box — stylish, practical, energy-efficient, and in a fantastic location.

Arrange your viewing today — this is a genuine must-see home.

Entrance Hallway

Living Room

12'11" x 12'2" (3.94 x 3.73)

Dining Kitchen

18'0" x 9'3" (5.51 x 2.84)

Utility Room

7'8" x 5'6" (2.35 x 1.70)

Ground Floor WC

First Floor Landing

Bedroom One

12'11" x 10'9" (3.94 x 3.28)

En-Suite

6'6" x 5'6" (1.99 x 1.69)

Bedroom Two

9'6" x 9'6" (2.90 x 2.90)

Bedroom Three

9'6" x 8'3" (2.90 x 2.53)

Bathroom

7'0" x 6'6" (2.15 x 2)

Low Maintenance Rear Garden

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 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.

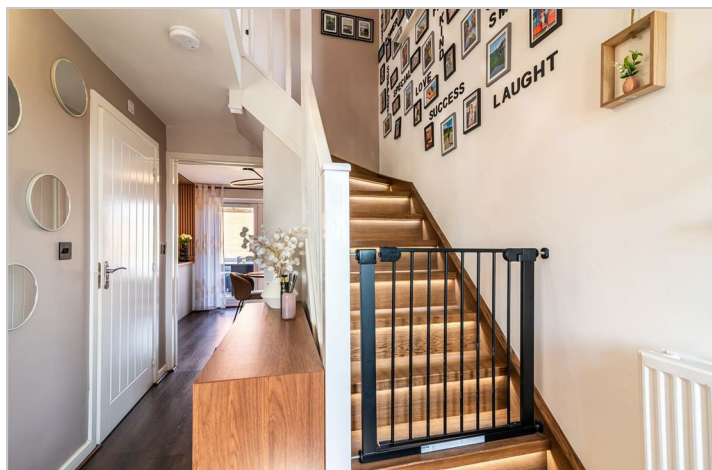
The vendor has advised the following:

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



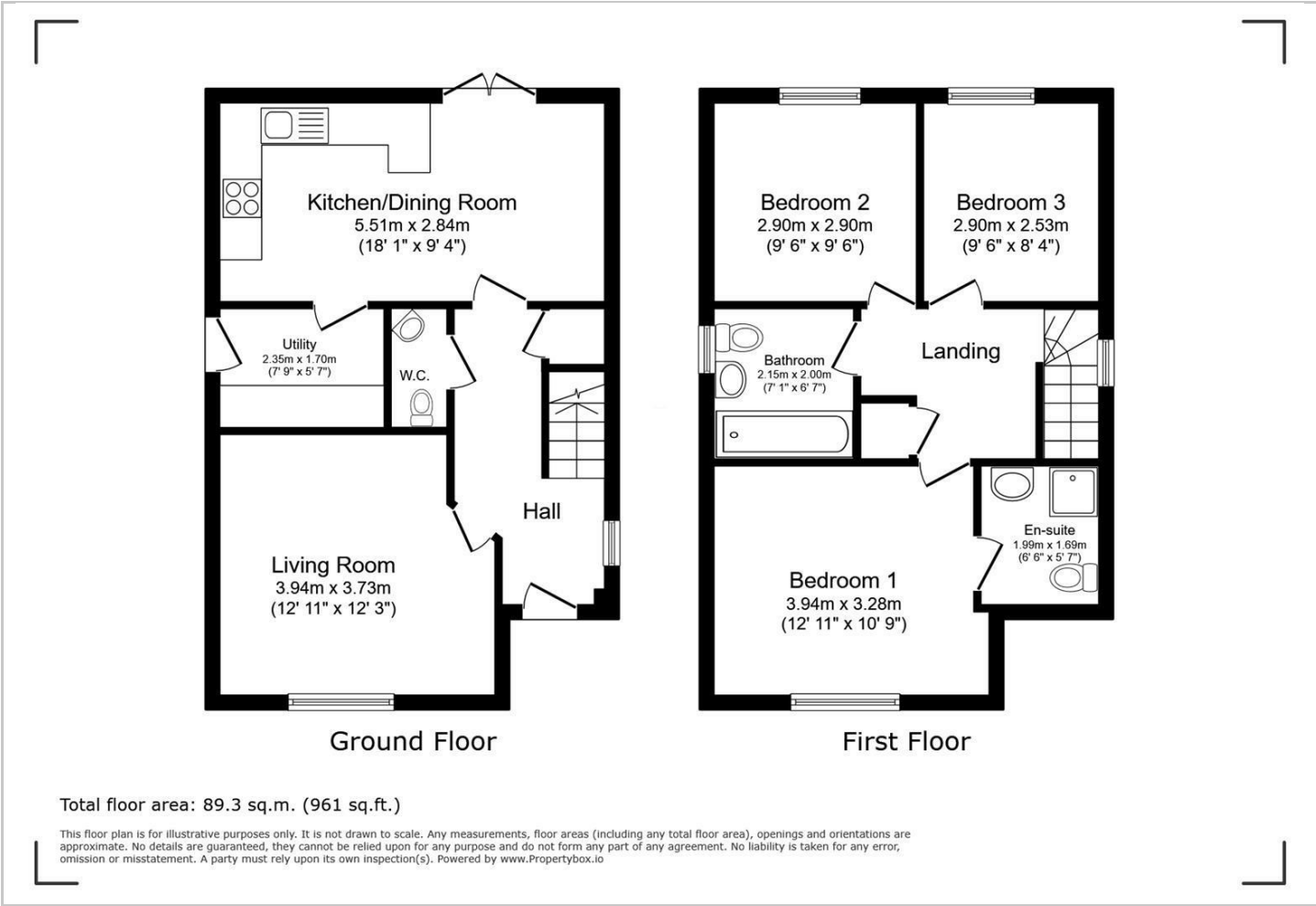
Hybrid Map



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.