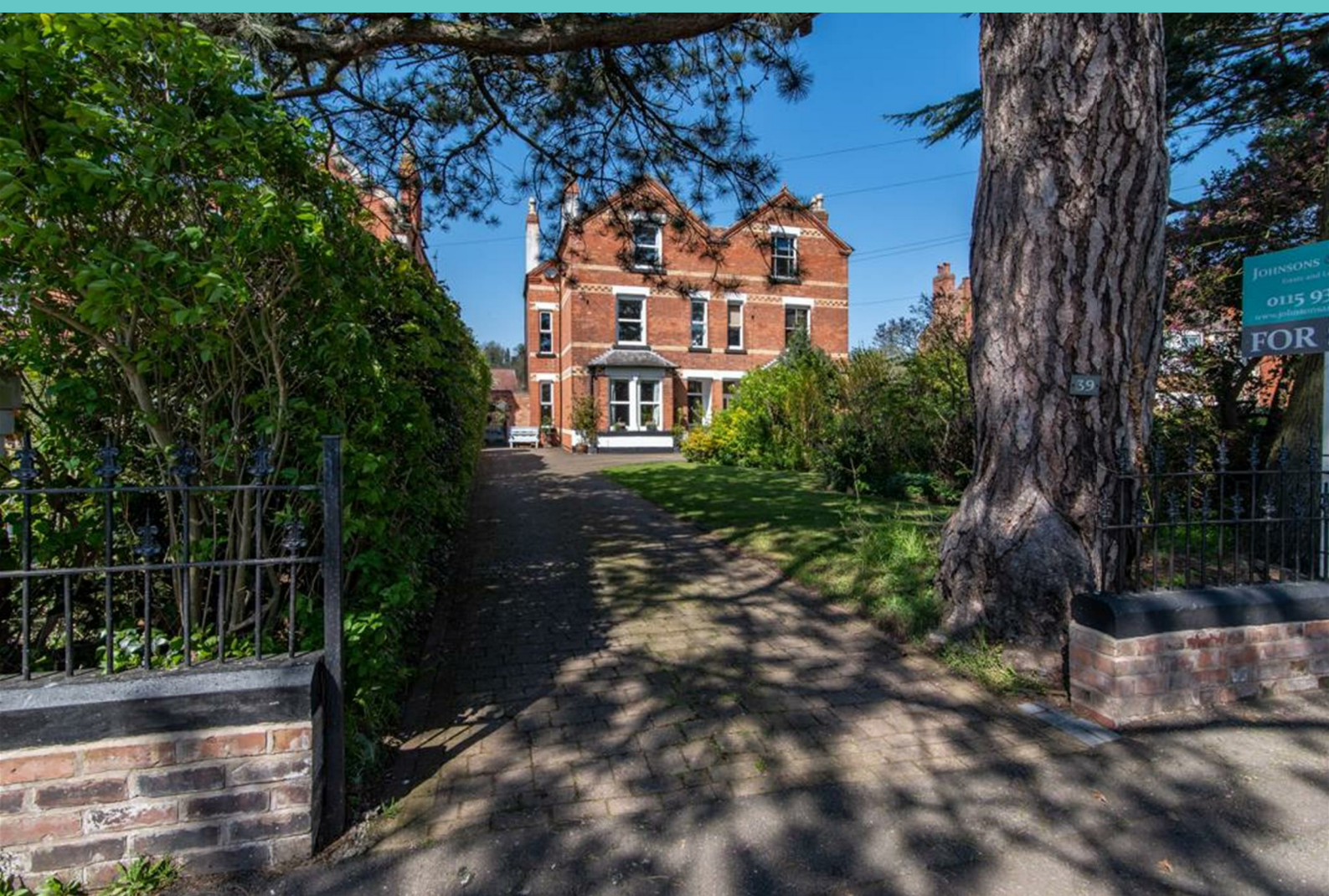


JOHNSONS & PARTNERS

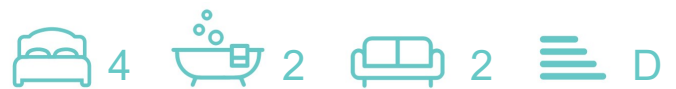
Estate and Letting Agency



39 CRIFTIN ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5FB

GUIDE PRICE £625,000



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BURTON JOYCE, NOTTINGHAM, NG14 5FB

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GUIDE PRICE £625,000 - £650,000 - LOCATION LOCATION LOCATION - A beautifully presented, elegant period home with generously sized accommodation over three floors. The property occupies a good sized plot on one of the most sought after roads within this extremely popular village. There are a great range of amenities within the village from schools and shops, to regular public transport services including rail. There are places to dine out or simply enjoy a relaxing drink, recreational facilities and beautiful riverside walks too.

In brief, the stylish, double glazed and centrally heated accommodation comprises entrance porch, inviting reception hallway, relaxing lounge with open fire, separate dining room with dual aspect and dual fuel burner, kitchen, inner hallway with utility cupboard and ground floor shower room and WC completes the ground floor. From the good sized first floor landing there are two double bedrooms and family bathroom with a free standing, roll top bath. The second floor is an equally good size with two further double bedrooms off.

Outside, there are beautiful gardens to both front and rear with an abundance of establish shrubs and trees. The drive and parcel of land to the front offer space for at least 7 vehicles. The South West facing rear garden has been divided into several attractive seating areas with a covered dining area ideal for entertaining. A patio, shed and summer house which captures the sun all day.

Internal viewing is strongly recommended in order to fully appreciate not only the accommodation, but the plot and location. Contact us now to book your personal viewing appointment.

Entrance Porch

Reception Hallway

23'6" x 6'3" maximum (7.16m x 1.91m maximum)

Living Room

15'9" x 12'7" (4.80m x 3.84m)

Dining Room

14'3" x 13'2" (4.34m x 4.01m)

Kitchen

11'6" x 10'11" (3.51m x 3.33m)

Inner Hallway

6'1" x 3'1" (1.85m x 0.94m)

With Utility Cupboard

Ground Floor Shower Room/Cloaks

9'11" x 4'10" (3.02m x 1.47m)

First Floor Landing

Bedroom One

16'10" x 13'1" (5.13m x 3.99m)

Bedroom Two

14'3" x 13'3" (4.34m x 4.04m)

Family Bathroom

11' x 9'9" (3.35m x 2.97m)

Second Floor Landing

Bedroom Three

16'10" x 13'1" (5.13m x 3.99m)

Bedroom Four

13'9" x 13'1" (4.19m x 3.99m)

Outside

Front Gardens & Driveway Plus Land Parcel Opposite

Private & Generous Rear Garden

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Borough Council – Tax Band D

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



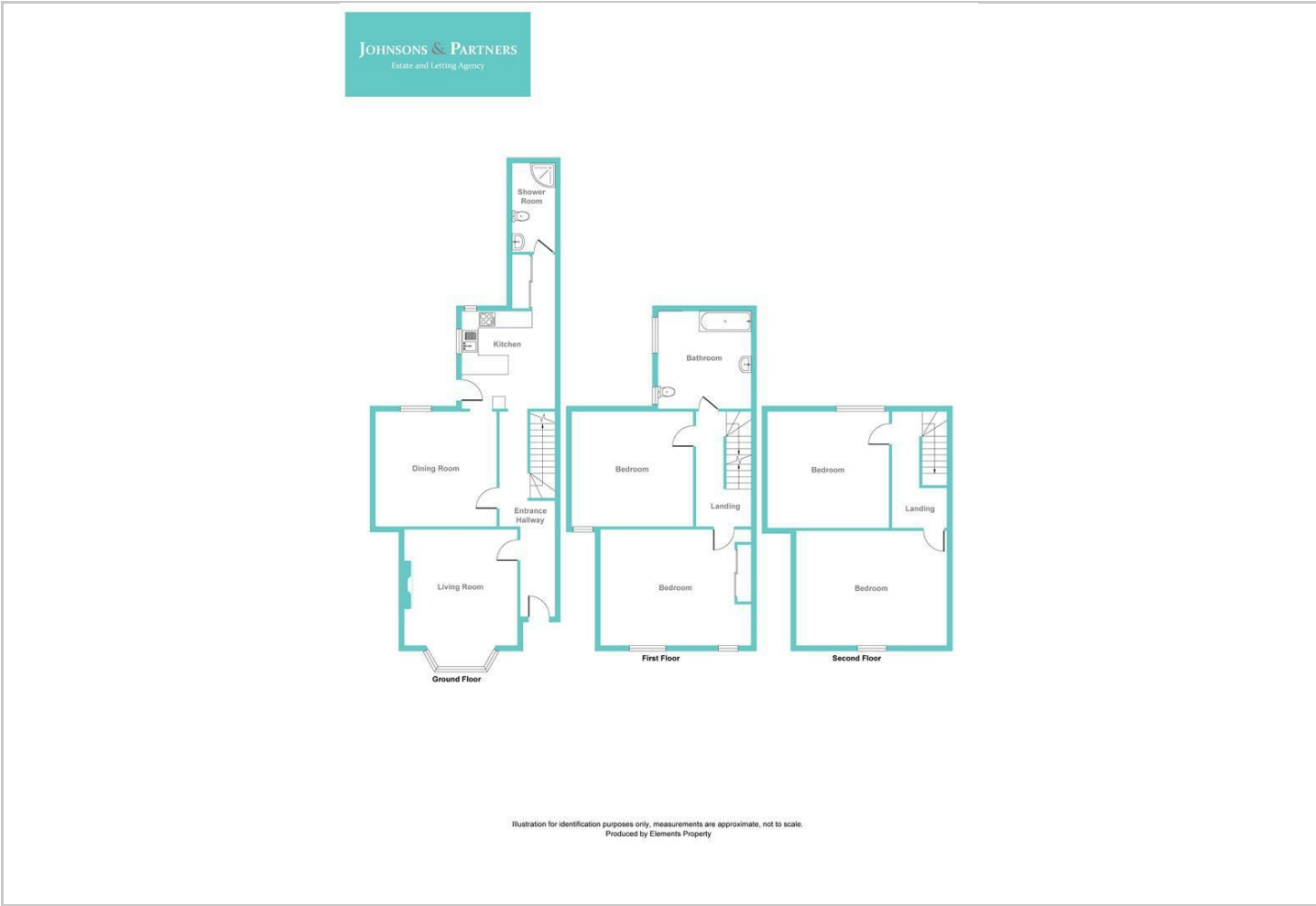
Hybrid Map



Terrain Map



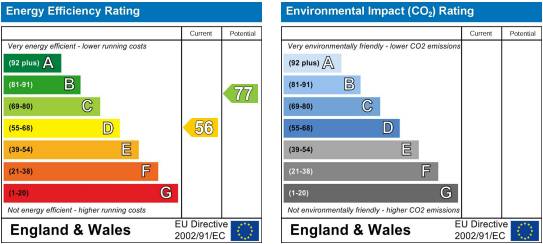
Floor Plan



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.