

# JOHNSONS & PARTNERS

Estate and Letting Agency



## PLOT 2 ORCHARD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5EF

**£425,000**



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Four Bedroom Detached Family Home | Garage and Driveway | Brand New | Popular Location | Close to Local Amenities | Reservation Available | Internal Images are of the Show Home which is the same layout

Orchard Close is an exclusive development of bespoke two, three, four and five bedroom homes situated in a private setting in the desirable village of Burton Joyce.

Traditionally designed and built to the highest standards, these superb dwellings are classically styled outside and excellently appointed inside. They offer the best of modern living with contemporary yet timeless interiors and a superb specification providing exemplary convenience and comfort.

The development occupies an attractive location with views over the Trent Valley. The village has a variety of amenities for all the family, with a Primary School, recreational facilities, along with independent cafes and businesses as well as places to eat and drink. Burton Joyce also offers excellent transport links, including rail, to the city of Nottingham and surrounding market towns of Southwell and Newark on Trent.

Whether just setting out on your journey, building your career or raising a family, you will discover a wonderful lifestyle here.

## INTERNAL KEY FEATURES

- Gas central heating with thermostatically controlled radiators
- Double glazed Pilkington SN or similar UPVC windows
- TV/IT and telephone points and lighting
- Feature floors (where applicable)
- Emulsion paint finish to walls and ceilings throughout
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Internal doors with brushed steel door furniture
- 10 year ICW Insurance Services Ltd warranty

## Hallway

### Living Room

19'8" x 13'2" (6.00 x 4.02)

### Dining Kitchen

16'9" x 9'8" (5.12 x 2.97)

### Cloakroom / WC

### Landing

### Bedroom One

12'5" x 9'3" (3.80 x 2.82)

### En-Suite

### Bedroom Two

11'6" x 9'3" (3.53 x 2.83)

### Bedroom Three

10'7" x 7'9" (3.24 x 2.37)

### Bedroom Four

13'2" x 7'10" (4.02 x 2.41)

### Family Bathroom

### Gardens

### Garage

### Driveway Parking

### Reservation

Please ask office for further details on the reservation process.

### Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band TBC

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.

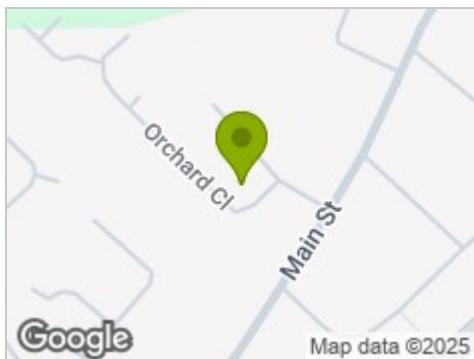
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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

### Service Charge

There is a service charge for the communal areas at a charge of £282.15 for 23/24. This cost will be taken on completion in readiness for when the site is complete and once the last house has completed the Management Company will take over the communal management from the developer and the yearly charge will commence at that point. The service charge will be reviewed on an annual basis.



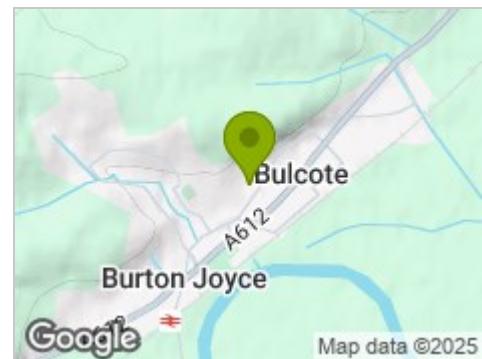
## Road Map



## Hybrid Map



## Terrain Map



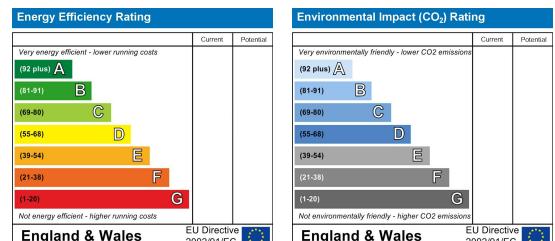
## Floor Plan



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