

JOHNSONS & PARTNERS

Estate and Letting Agency



2B MILL FIELD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5AA

GUIDE PRICE £469,950



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| Four Bedroom Family Home | Under Floor Heating Throughout | Built in 2020 | South Facing Rear Garden | Three Reception Rooms | Two En-Suites | Driveway and Garage | Energy Efficient - EPC B |

A beautifully presented, four bedroom, modern detached home located on a driveway off the main drive, giving an exclusive feel. The property is close to the many amenities this extremely popular village has to offer. There are schools for children of all ages within easy reach, regular public transport services, including rail, recreational facilities, a variety of shops, bars and restaurants and we mustn't forget the riverside walks that can be enjoyed too.

In brief, the double glazed and centrally heated, via an underfloor heating system, accommodation comprises open porch, reception hallway, lounge with doors out to the rear garden, family room, study/office, breakfast kitchen, utility room and WC completes the ground floor. To the first floor there is a landing, bedroom one with a 'Jack & Jill' en-suite that it shares with bedroom four, bedroom two which also has an en-suite. There is also a third bedroom and family bathroom. To the outside, there is a driveway and garage which measures 19'11 x 10'4 and has an electric door for ease of access. To the rear, there is a lovely, low maintenance, private garden.

This lovely, substantial home also comes to the market with the added incentive of having no upward chain. To fully appreciate the accommodation and location, we strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

Open Canopy Porch

Reception Hallway

17' 10 x 6'5 (5.18m x 1.96m)

Lounge

15'8 x 12'11 (4.78m x 3.94m)

Family Room

14'11 x 9'6 (4.55m x 2.90m)

Study

9'9 x 6'11 (2.97m x 2.11m)

Breakfast Kitchen

13'4 x 11'5 (4.06m x 3.48m)

Utility Room

7'10 x 6'9 (2.39m x 2.06m)

WC

7'9 x 3'7 (2.36m x 1.09m)

First Floor Landing

Bedroom One

14'9 x 9'5 plus door recess (4.50m x 2.87m plus door recess)

En Suite Jack & Jill between bedroom one & four

6'9 x 5'2 (2.06m x 1.57m)

Bedroom Two

12'9 x 9'4 to wardrobes (3.89m x 2.84m to wardrobes)

En Suite

5'11 x 5'3 (1.80m x 1.60m)

Bedroom Three

10'11 x 7'4 (3.33m x 2.24m)

Bedroom Four

9'11 x 9'5 to wardrobes plus door recess (3.02m x 2.87m to wardrobes plus door recess)

Bathroom

7' x 5'6 (2.13m x 1.68m)

Garage

19'11 x 10'4 (6.07m x 3.15m)

Outside

Driveway

Private Rear Garden

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band F

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 or Leasehold]

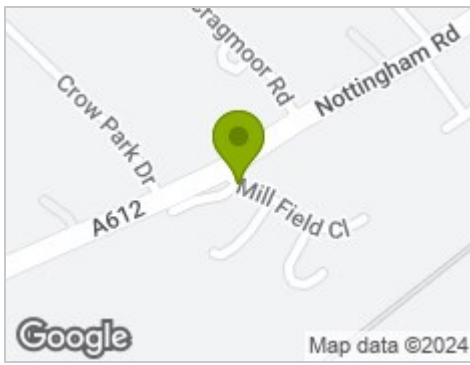
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



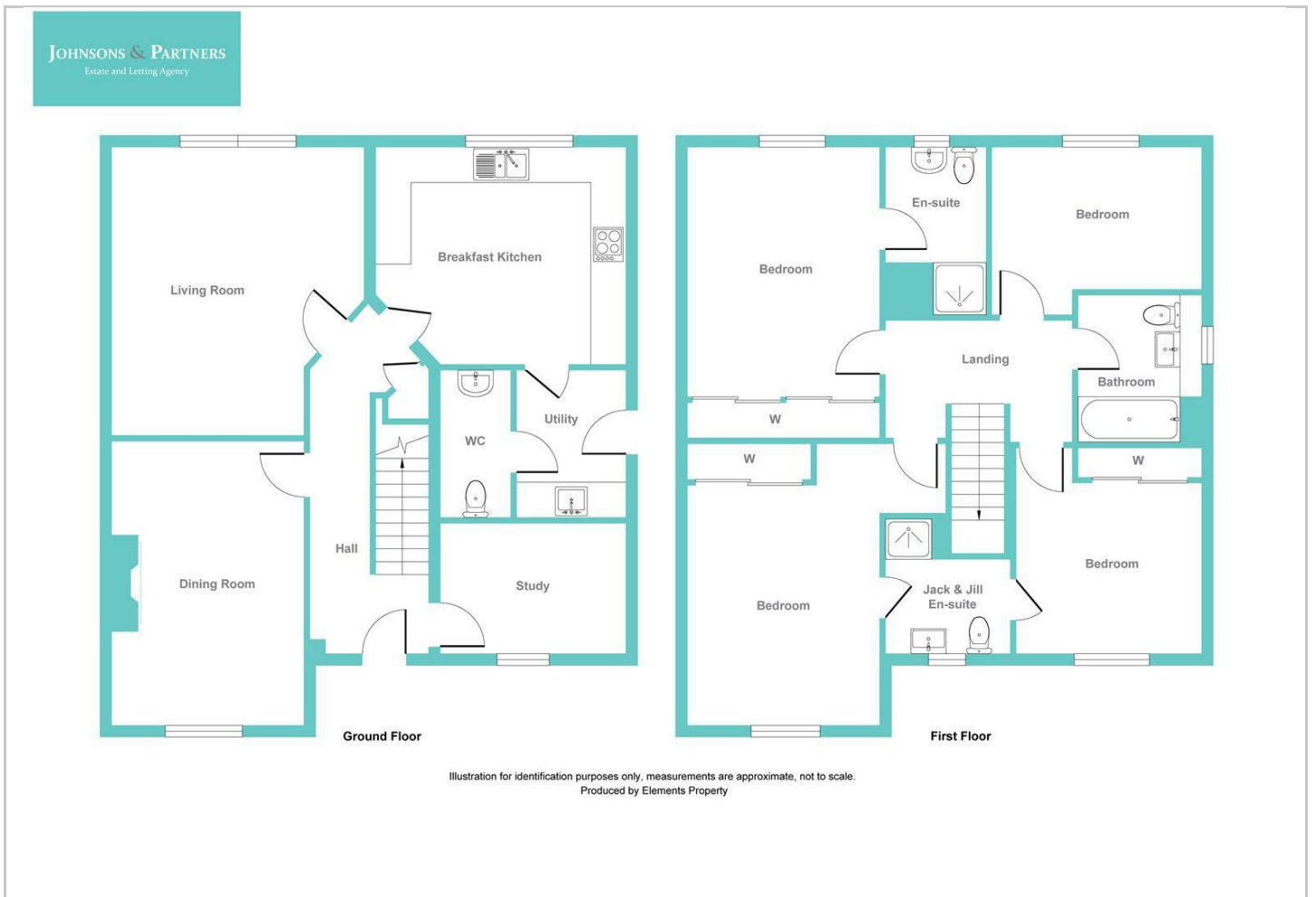
Hybrid Map



Terrain Map



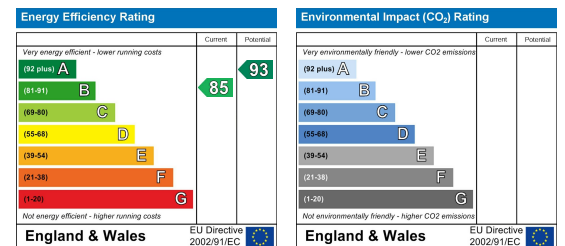
Floor Plan



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.