

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 8 ST. HELENS GROVE, BURTON JOYCE

NOTTINGHAM, NG14 5AP

ASKING PRICE £795,000





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A beautifully presented, detached home located on one of the villages most popular roads. This lovely home offers substantially sized accommodation, with secure off road parking for multiple vehicles, thanks to a walled frontage and electrically operated gate. Burton Joyce is considered one of our most sought after villages thanks to offering a wide range of 'family friendly' amenities including shops, popular schools, recreational facilities, regular public transport services including rail; as well as some great places to dine out or enjoy a refreshing beverage and also the beautiful, riverside walks close by.

In brief, the double glazed and centrally heated accommodation comprises reception hallway, lounge, conservatory, family room, study/snug, impressive, family, dining kitchen, WC, rear hallway and utility room on the ground floor. There is also a really useful cellar split into compartments. On the first floor, there is a landing, principal suite with a double bedroom with built in wardrobes, dressing room and en suite shower room, bedroom two with built in wardrobes and en suite shower room, there are two further bedrooms and a separate 'family' bathroom.

Internal viewing is strongly recommended in order to fully appreciate all this lovely home has to offer; both in terms of the location, plot and the impressive accommodation. Contact us now to book your personal viewing appointment.

#### Double Entrance Doors

#### Family/Dining/Kitchen

25'3 x 16'11 maximum (7.70m x 5.16m maximum)

#### WC

7'3 x 3' (2.21m x 0.91m)

#### Rear Hallway

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

#### Utility Room

8'7 x 6'2 (2.62m x 1.88m)

#### Study/Snug

10' x 9'11 (3.05m x 3.02m)

#### Family Room

15'8 x 11'11 (4.78m x 3.63m)

#### Inner Hallway

15'8 x 9'4 maximum (4.78m x 2.84m maximum)

#### Living Room

28'5 x 19'9 (8.66m x 6.02m)

#### Conservatory

17'2 x 11'3 (5.23m x 3.43m)

#### Cellar

19'11 x 9'10 overall, split into compartments (6.07m x 3.00m overall, split into compartments)

#### First Floor Landing

#### Principal Bedroom

15'10 x 13'10 to wardrobe front (4.83m x 4.22m to wardrobe front)

#### Dressing Area

11'4 x 9'6 (3.45m x 2.90m)

#### En Suite

9'3 x 5'10 (2.82m x 1.78m)

#### Family Bathroom

9'8 x 7'9 (2.95m x 2.36m)

#### Bedroom Two

17'4 x 16'2 (5.28m x 4.93m)

#### En Suite

7'5 x 6'9 (2.26m x 2.06m)

#### Bedroom Three

15'6 x 11'10 (4.72m x 3.61m)

#### Bedroom Four

10'1 x 8'8 (3.07m x 2.64m)

#### Garage

18'8 x 16'9 (5.69m x 5.11m)

#### Outside

#### Front Garden & Driveway With Electric Gates

#### Enclosed 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:

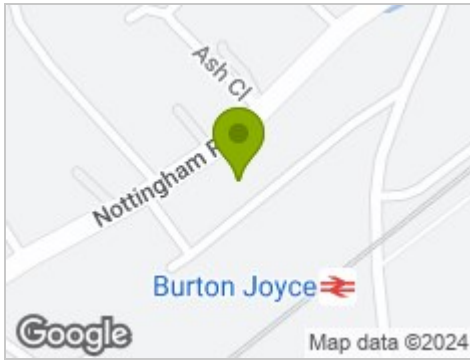
Property Tenure is Freehold

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.



## Road Map




## Hybrid Map



## Terrain Map



## Floor Plan



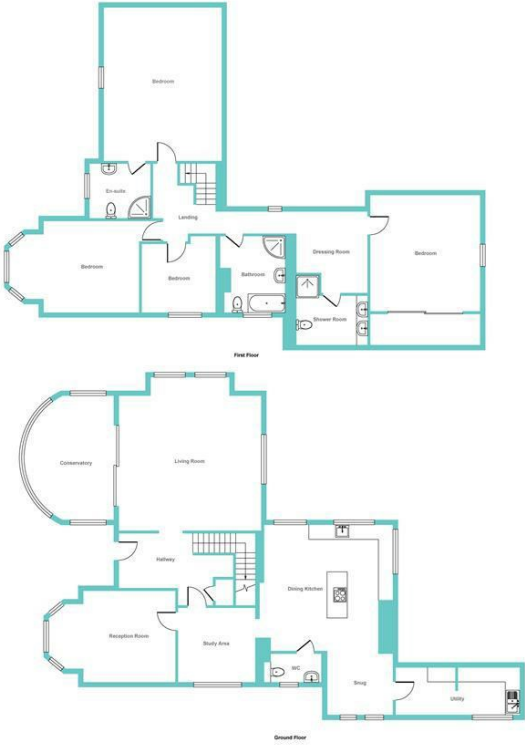
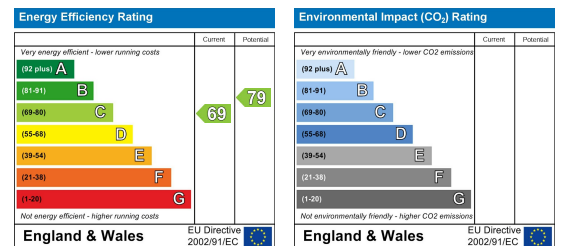


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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