

JOHNSONS & PARTNERS

Estate and Letting Agency



8 ST. HELENS GROVE, BURTON JOYCE

NOTTINGHAM, NG14 5AP

**OFFERS IN THE REGION OF
£695,000**



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Four Bedroom Detached Family Home | Two En-Suites | Open Plan Kitchen/Dining/Living | Three Further Reception Rooms | Large Cellar | Beautiful Gardens | Driveway & Garage | Popular Location |

Step into the quintessence of village charm with this beautifully presented four-bedroom detached residence situated on the sought-after road of St Helens Grove, Burton Joyce. This exceptional property is perfect for families seeking a blend of luxury, comfort, and convenience within a prestigious locale.

Upon arrival, you are greeted by a large driveway, secured by electric gates, offering ample parking for up to four vehicles, complemented by a spacious double garage. The property's stunning gardens are a verdant retreat, creating a serene backdrop for this substantial family home.

Inside, the accommodation is impressive, offering substantially sized rooms, including three main reception areas, designed for both relaxation and entertaining. At the heart of this home is the expansive open plan family/dining/kitchen area, perfect for modern living, and fostering a convivial atmosphere. For additional storage or potential living space, the large cellar provides ample opportunity.

The principle bedroom is a haven of tranquility, featuring a dressing area and a luxurious en-suite, providing a private space to unwind. The second bedroom also boasts its own en-suite, ensuring comfort and convenience for family members or guests.

This property's prime village location means that local amenities are just a stone's throw away, with excellent transport links including rail, simplifying commutes and family outings.

Ideal for families who desire a blend of elegance and practicality, this four-bedroom home promises a lifestyle of ease and sophistication in Burton Joyce. Don't miss the opportunity to make this house your family's new sanctuary.

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.



The floor plan is divided into two sections: the First Floor and the Ground Floor.

First Floor: This level includes a Landing, a Bathroom, and four Bedrooms. The layout shows a central hallway connecting the rooms.

Ground Floor: This level includes a Conservatory, a large Living Room, a Reception Room, a Study Area, a Dining Room, a Kitchen, a Utility room, and a Garage. The plan also shows a central Hallway and a staircase leading to the first floor.

Below the floor plan, the following text is present:

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

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

69 79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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.