

JOHNSONS & PARTNERS

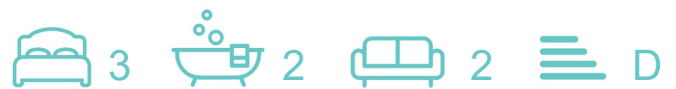
Estate and Letting Agency



65 BULCOTE DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5AZ

OFFERS IN THE REGION OF
£395,000



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A stunning, detached, family sized bungalow situated at the head of this extremely popular cul de sac; and within walking distance of the many amenities this sought after village offers. The property has been extensively modernised and boasts a stylish décor and finish throughout. Burton Joyce has a wealth of attractions for the whole family to enjoy, including a range of shops, great places to dine out or enjoy a relaxing beverage, regular public transport services, including rail links and recreational facilities. We mustn't forget the beautiful, riverside walks and that are also close by as well as the idyllic, surrounding countryside.

In brief, the double glazed and centrally heated accommodation comprises, reception hallway, stunning lounge with a beautiful wooden floor which continues seamlessly through to the contemporary fitted kitchen which is flooded with natural light aided by the roof window. There is an inner hallway giving access to the principal bedroom with its own en suite. There are two further bedrooms and a separate, modern, shower room with WC. To the outside there is an easy to care for front garden and driveway which continues behind gates and leads to the composite summer house. The rear garden has been landscaped for ease of maintenance allowing time to enjoy this wonderful outside space.

This beautiful home can only be fully appreciated from an internal viewing; which will allow you to see first hand the care and attention to detail that has gone in to creating such a lovely property. Contact us now to book your personal viewing appointment.

Entrance Hallway
5'7" x 6'8" (1.71 x 2.04)

Utility Area

Storage Cupboard

Living Room
10'5" x 20'4" (3.18 x 6.22)

Dining Kitchen
10'5" x 20'4" (3.18 x 6.22)

Inner Hallway

Bedroom One
10'11" x 13'3" (3.33 x 4.04)

Dressing Area
7'3" x 3'4" (2.22 x 1.04)

En-Suite
6'7" x 8'2" (2.03 x 2.50)

Bedroom Two
10'5" x 10'6" (3.18 x 3.21)

Bedroom Three
9'6" x 10'6" (2.92 x 3.21)

Bathroom
7'1" x 6'7" (2.16 x 2.03)

Outside

Agents Disclaimer
Disclaimer -

Council Tax Band Rating - Gedling Borough Council - Tax Band B

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

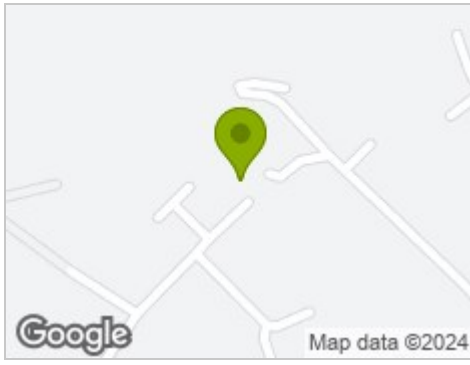
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



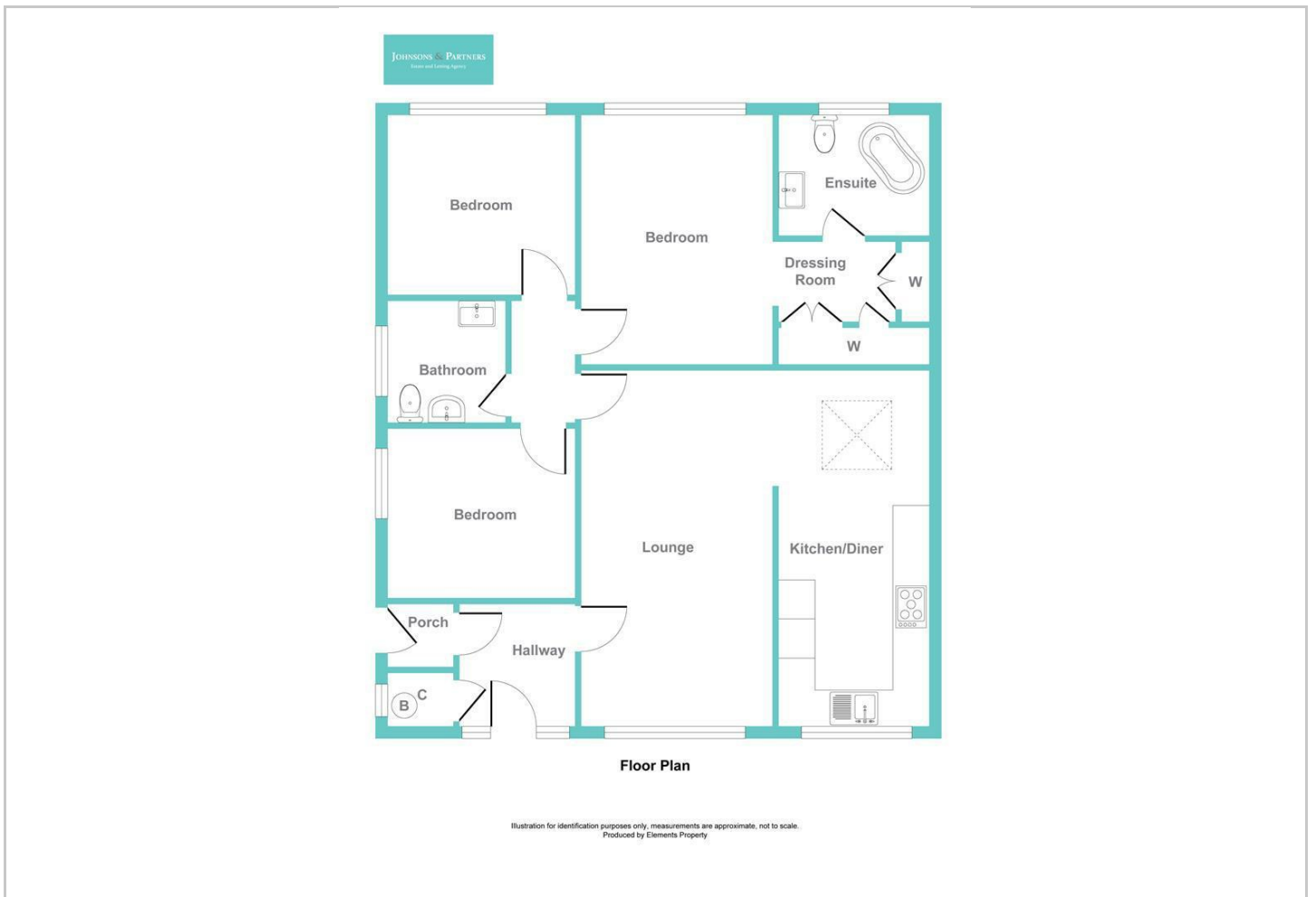
Hybrid Map



Terrain Map



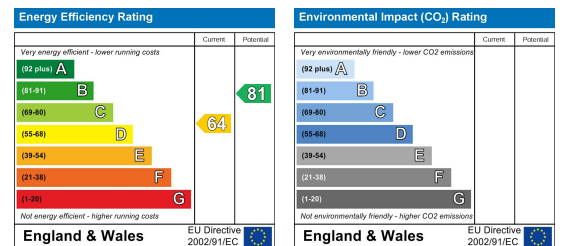
Floor Plan



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.