

JOHNSONS & PARTNERS

Estate and Letting Agency



24 ORCHARD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5EF

£325,000



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3 Bedrooms | Stamp Duty Paid* | Upgraded Internals | Carpets and Flooring Throughout | Quartz Kitchen Work Tops | Fitted Wardrobes | Turfed Garden | Bespoke Development | **Internal Images are for illustration purposes only**

Welcome to Orchard View, an exquisite collection of just 14 brand new homes nestled in the charming Nottinghamshire countryside, in the sought-after Burton Joyce. This stunning semi-detached property, with a hi-spec finish throughout, offers an exceptional living experience for a multitude of home owners.

Upon entry, you are greeted with a contemporary open plan kitchen, living, and dining area, providing a versatile space for relaxation and entertaining, all while enjoying views of the open countryside. The kitchen is equipped with the latest appliances, seamlessly blending functionality with style.

This delightful home boasts three well-appointed bedrooms, designed with comfort and tranquillity in mind. The principle bedroom benefits from its own en-suite, ensuring privacy and convenience, while the additional family bathroom serves the remaining bedrooms with equal elegance and sophistication.

Outside, the property features a charming countryside setting, inviting you to immerse yourself in the serenity of rural life. . Furthermore, the idyllic location is close to the River Trent and surrounded by open countryside, offering a plethora of outdoor activities right on your doorstep.

Local amenities, including cosy pubs, restaurants, and cafes, are just a stone's throw away, ensuring that while you enjoy the peace of the countryside, you are never too far from the comforts of modern living.

Book your viewing today and take the first step towards making this beautiful house your home.

Hallway

Dining Kitchen

17'0" x 8'2" (5.2 x 2.5)

Living Area

15'7" x 11'10" (4.77 x 3.61)

Cloakroom / WC

Store Room

Landing

Bedroom One

14'2" x 8'6" (4.32 x 2.60)

En-Suite

Bedroom Two

9'2" x 8'6" (2.81 x 2.60)

Bedroom Three

8'10" x 6'7" (2.71 x 2.01)

Family Bathroom

Driveway & Garage

Images/Photos/Visuals

INTERNAL PHOTOS ARE FOR ILLUSTRATION PURPOSES ONLY.

- The Additional internal images are from Plot 3 of the Orchard View Development.

*Stamp Duty Information (Disclaimer)

*This does NOT apply to second property stamp duty clients, it only applies to home movers. The stamp duty incentive is offered based on the current stamp duty calculations - in this instance, based on the asking price of £325,000 - the stamp duty contribution will be £3750.00

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.

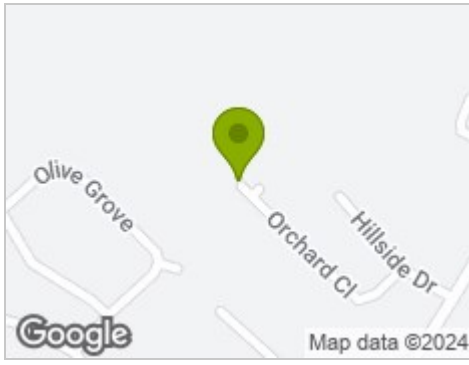
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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

Service Charge & Development Information

Service Charge & Development Information - A service charge will be payable on each property which will be £282.15 per annum 2024/2025. The service charge is payable on completion but will not start until the last property has been occupied. Part of the development will be accessed via a private road.



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.