

# JOHNSONS & PARTNERS

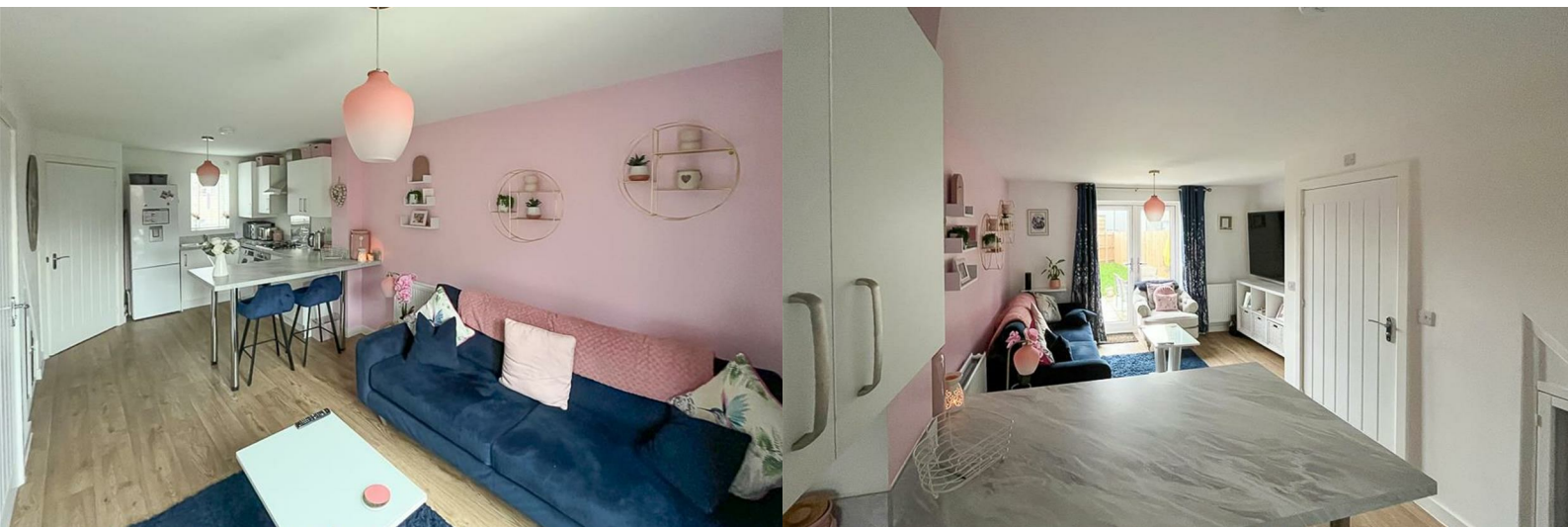
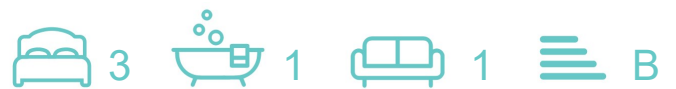
Estate and Letting Agency



## 31 COOT WAY, BURTON JOYCE

NOTTINGHAM, NG14 5JP

ASKING PRICE £240,000



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New Photos Coming Soon | Three Bedrooms | Modern Semi Detached | Popular Location | Close to Local Amenities |

Nestled within this charming development in Stoke Bardolph, Burton Joyce, this delightful three-bedroom, three-storey modern home is a hidden gem in a tranquil cul-de-sac. Situated in a sought-after modern development, this property is conveniently located near popular amenities such as schools and shops, making it an ideal choice for families.

As you step inside, through the reception hallway, you'll be greeted by an inviting open-plan kitchen, lounge, and dining room - perfect for entertaining guests or simply relaxing with your loved ones. The ground floor also features a convenient WC for added comfort and practicality.

Outside, you'll find an enclosed garden where you can enjoy some fresh air and perhaps indulge in some gardening. Parking will never be an issue with designated parking spaces available for your convenience.

With its modern design, spacious layout, and desirable location, this property is truly a hidden treasure waiting to be discovered. Don't miss the opportunity to make this house your home - viewing is highly recommended. Contact us now to book your appointment.



### Reception Hallway

### Open Plan Kitchen Lounge Dining Room

21'1 x 12'2 (6.43m x 3.71m)

### WC

### First Floor Landing

### Bedroom Two

12'2 x 7'6 (3.71m x 2.29m)

### Bedroom Three

7'9 x 5'7 plus recess 6'11 x 2'7 (2.36m x 1.70m plus recess 2.11m x 0.79m)

### Bathroom

6 x 5'6 (1.83m x 1.68m)

### Second Floor Landing

### Bedroom One

19'4 x 8'11 to approximately a metre high (5.89m x 2.72m to approximately a metre high)

### Outside

### Driveway/Parking

### Enclosed Rear Garden

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling BC - C

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.

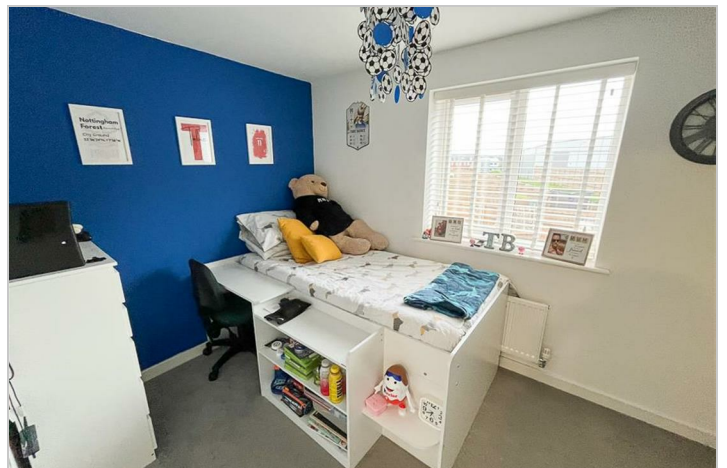
The vendor has advised the following:

Property Tenure is Freehold

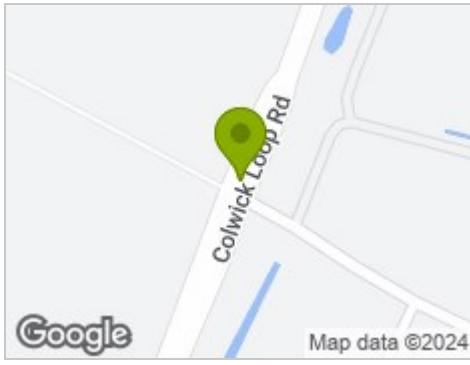
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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

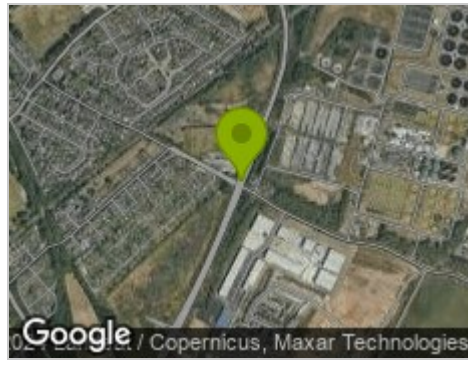
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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



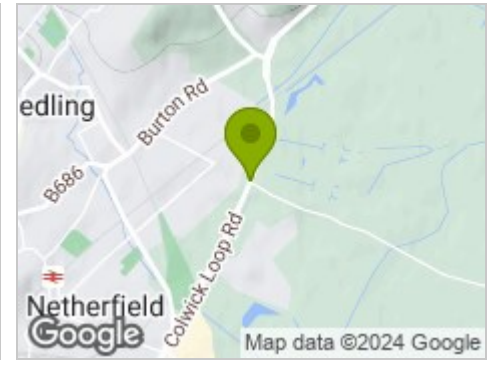
## Road Map



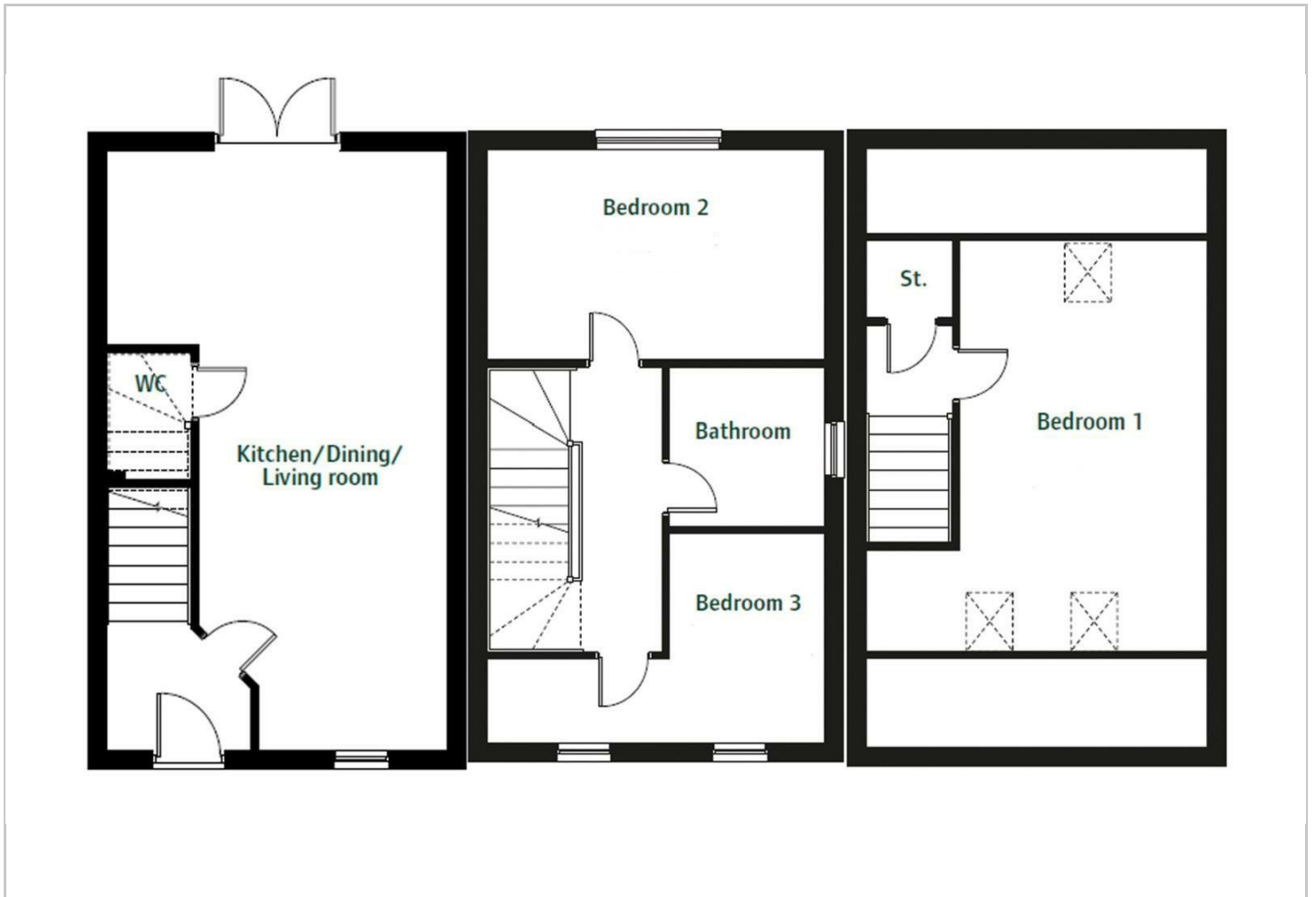
## Hybrid Map



## Terrain Map



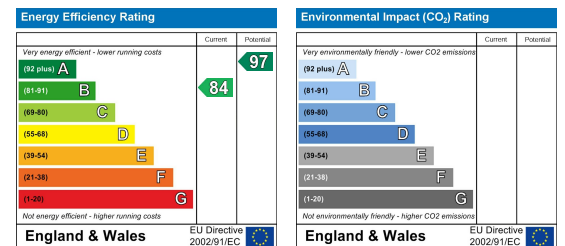
## Floor Plan



## 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.