

JOHNSONS & PARTNERS

Estate and Letting Agency



1 LOXLEY MEADOW, BURTON JOYCE

NOTTINGHAM, NG14 5ET

OFFERS OVER £625,000



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Nestled in the charming village of Burton Joyce, Nottingham, lies this generously sized detached house on a gated cul de sac. Boasting two reception rooms, five bedrooms, and four bathrooms, three of which are en suite, this property offers ample space for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a generously sized residence spread over three floors, providing plenty of room for all your needs. The gated private cul de sac location, ensures privacy and security, along with parking for multiple vehicles on the driveway as well as a double garage, with electrically operated door for convenience.

With great scope to modernise, this home presents a fantastic opportunity to create your dream living space, and comes to the market with the added incentive of having 'no upward chain' which helps to simplify the whole buying process. The sought-after village location offers proximity to a range of amenities including shops, schools, village pubs, restaurants, recreational facilities, and picturesque riverside walks, ensuring convenience and a vibrant community atmosphere.

For those looking for a property with potential and charm in abundance, this detached residence is a must-see. Book an internal viewing today to truly appreciate the endless possibilities this home has to offer.

Reception Hallway
18'1 x 7'9 (5.51m x 2.36m)

WC
4'8 x 4'7 (1.42m x 1.40m)

Lounge
19'11 x 14'10 (6.07m x 4.52m)

Family Room
11'8 x 11'7 (3.56m x 3.53m)

Conservatory
12'11 x 12'1 (3.94m x 3.68m)

Dining Kitchen

Dining Area
18'7 x 13'5 (5.66m x 4.09m)

Kitchen Area
11'1 x 10'5 (3.38m x 3.18m)

Utility Room
10'10 x 5'5 (3.30m x 1.65m)

First Floor Landing

Principal Bedroom
17'10 x 13'5 (5.44m x 4.09m)

Dressing Room
15' x 7'1 to wardrobe front (4.57m x 2.16m to wardrobe front)

En Suite
15'2 x 11'8 (4.62m x 3.56m)

Bedroom Two
11'5 x 8'4 plus door recess (3.48m x 2.54m plus door recess)

En Suite
7'7 x 5'11 (2.31m x 1.80m)

Bedroom Three
11'8 x 11'4 (3.56m x 3.45m)

Bathroom

Second Floor Landing

Bedroom Four
16' x 13'4 maximum (4.88m x 4.06m maximum)

En Suite
11'11 x 8'3 (3.63m x 2.51m)

Bedroom Five
13'5 x 13'2 (4.09m x 4.01m)

Integral Double Garage
18'7 x 16'5 (5.66m x 5.00m)

Outside

Multiple Vehicle Driveway

Enclosed Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band G

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

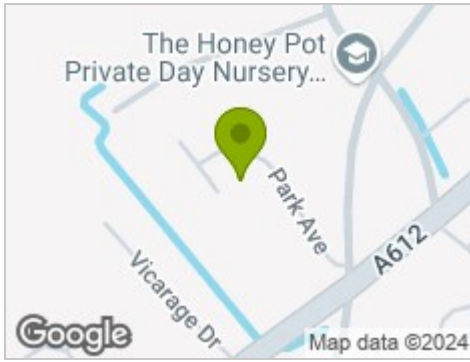
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a 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



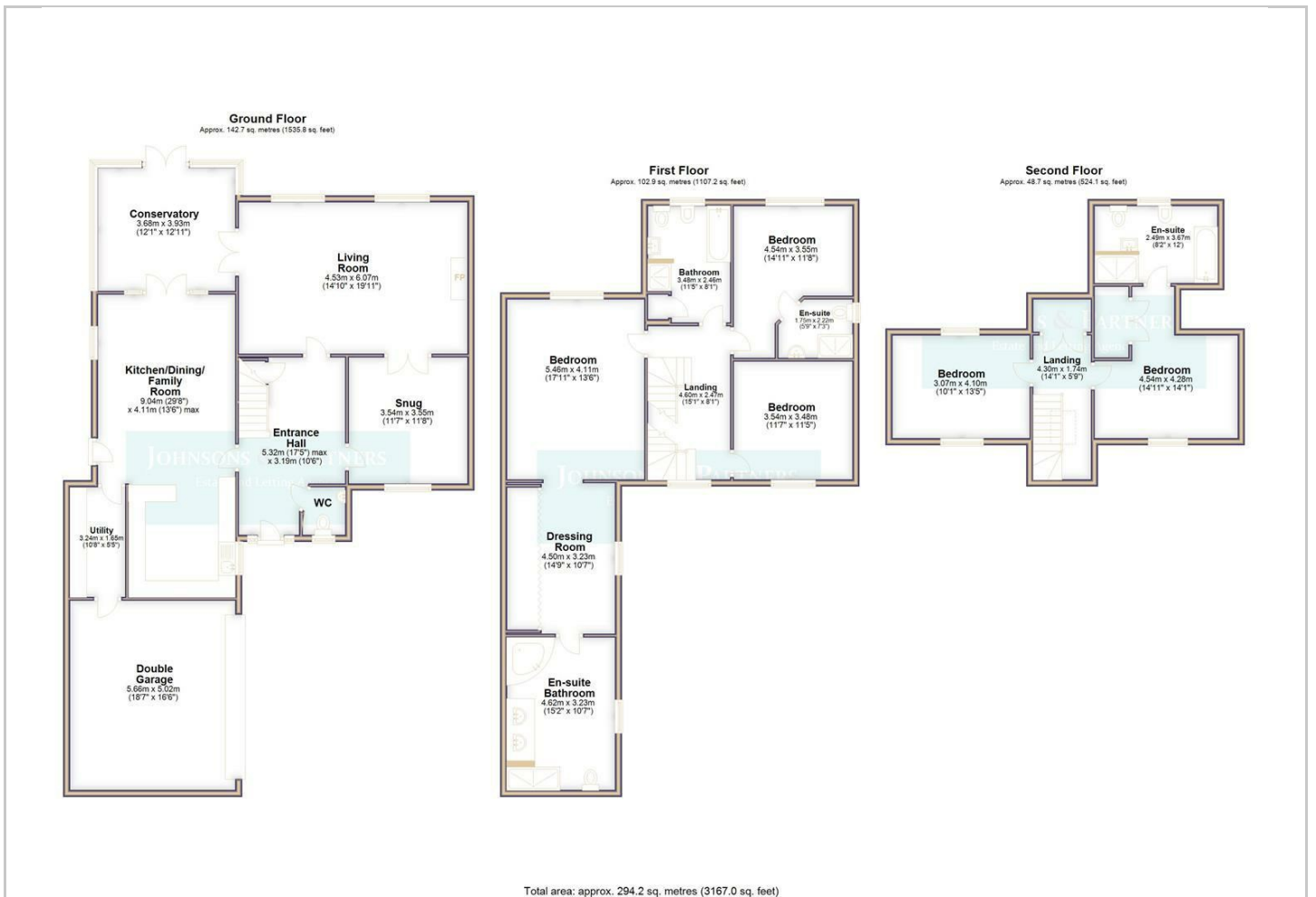
Hybrid Map



Terrain Map



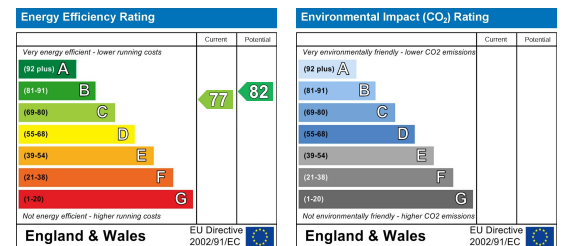
Floor Plan



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.