

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 167 MAIN STREET, BURTON JOYCE

NOTTINGHAM, NG14 5EL

£525,000



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Nestled on Main Street in the charming village of Burton Joyce, Nottingham, this delightful cottage is a true gem waiting to be discovered. Boasting three reception rooms and three bedrooms, with the principal suite having a bedroom, WC & shower room and there is a dressing / study area, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by the perfect blend of old-world charm and modern elegance. The beautiful period cottage features characterful touches throughout, complemented by contemporary elements that add a touch of sophistication. The three reception rooms provide versatile spaces for entertaining or relaxing, while the dining kitchen is a true highlight with full-height windows that lead up to the first-floor landing.

Outside, the property continues to impress with its lovely gardens. Imagine enjoying a cup of tea on the patio seating area, tending to your own vegetable patch, or simply strolling through the cottage garden with its substantial lawn. The driveway adds convenience and practicality to this already desirable home.

Located in close proximity to excellent village amenities, this property offers the perfect balance of tranquillity and convenience. The ground floor features a WC and shower room, while the first floor boasts three bedrooms, including a principal suite with a bedroom offering a triple aspect view, a WC and shower, completed by a useful dressing/ study area. An additional bathroom serves the two remaining bedrooms.

To truly appreciate the beauty and potential of this property, an internal viewing is essential. Don't miss out on the opportunity to make this house your home. Contact us now to arrange a viewing and take the first step towards owning a piece of Burton Joyce's idyllic lifestyle.

### Open Canopy Porch

Reception Hallway  
11'2 x 10'9 (3.40m x 3.28m)

WC/Shower Room  
6'6 x 2'9 (1.98m x 0.84m)

Sitting Room  
18'3 x 10'5 (5.56m x 3.18m)

Dining Room / Snug  
11' x 10'8 (3.35m x 3.25m)

Dining Kitchen  
19'6 x 14'2 maximum (5.94m x 4.32m maximum)

Utility Room  
7'1 x 6'11 (2.16m x 2.11m)

### First Floor Landing

### Principal Bedroom Suite

Principal Bedroom  
13'8 x 10'8 (4.17m x 3.25m)

Principal Suite Shower Room  
6'4 x 5'2 (1.93m x 1.57m)

### Dressing Area / Study Area

Bedroom Two  
12' x 10'6 (3.66m x 3.20m)

Bedroom Three  
11'4 x 9'4 (3.45m x 2.84m)

### Family Bathroom

### Outside

### Gated Front Garden

### Driveway

Garage  
19'8 x 9'4 (5.99m x 2.84m)

### Outside Store

1'8 x 7' (0.30m-2.44m x 2.13m)

### Beautiful Rear Garden

### Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band E

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

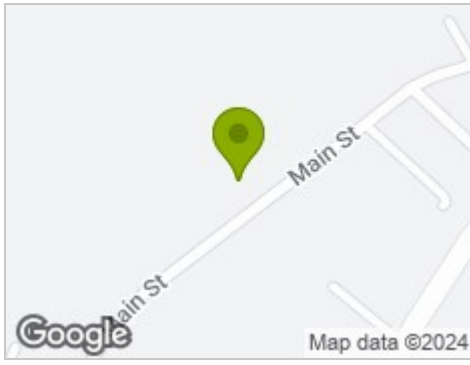
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



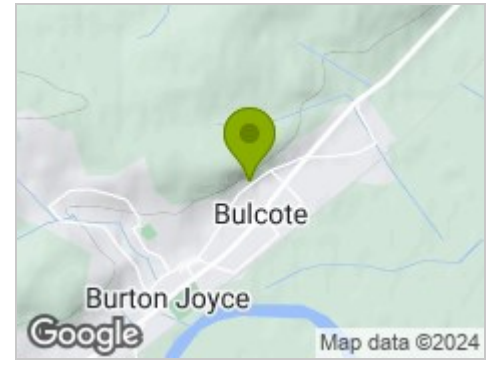
## Road Map



## 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.