

# JOHNSONS & PARTNERS

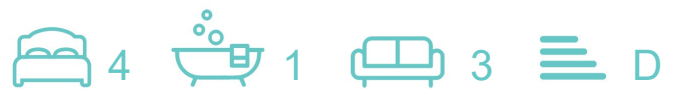
Estate and Letting Agency



## 5 HILLCREST GARDENS, BURTON JOYCE

NOTTINGHAM, NG14 5DE

ASKING PRICE £475,000





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Nestled in the charming Hillcrest Gardens of Burton Joyce, Nottingham, this four-bedroom detached house is a hidden gem waiting to be polished to perfection. With three reception rooms, there's ample space to create your dream home.

This property boasts a generous plot size, providing endless opportunities for modernisation and personalisation. Imagine the possibilities with the integral double garage, multiple off-road parking spaces, and a delightful private rear garden - perfect for relaxing or entertaining.

Located in a peaceful cul-de-sac, this residence offers a tranquil escape while being conveniently close to excellent amenities, public transport links, and the nearby countryside. Enjoy the best of village life with quaint pubs and dining spots just a stone's throw away.

With no upward chain, the path to making this house your home is clear. Don't miss the chance to explore the potential of this property - schedule an internal viewing today. Contact us now to embark on your journey towards owning a piece of this sought-after village lifestyle.

Reception Hallway

WC

Lounge Dining Room  
30'10" x 12'5" (9.40 x 3.80)

Breakfast Room  
26'2" x 9'8" (max) (8 x 2.95 (max))

Lower Ground Floor Room

Kitchen  
13'6" x 11'11" (4.12 x 3.65)

Rear Lobby  
8'11" x 5'2" (2.72 x 1.59)

Bedroom One  
13'4" x 8'7" (4.07 x 2.64)

Bedroom Two  
9'8" x 12'4" (2.97 x 3.78)

Bedroom Three  
11'5" x 8'3" (3.48 x 2.52)

Bedroom Four  
10'2" x 8'11" (3.12 x 2.74)

Bathroom  
10'8" x 8'9" (max) (3.27 x 2.67 (max))

Outside

Driveway

Integral Garage

Private Rear Garden

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band F

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



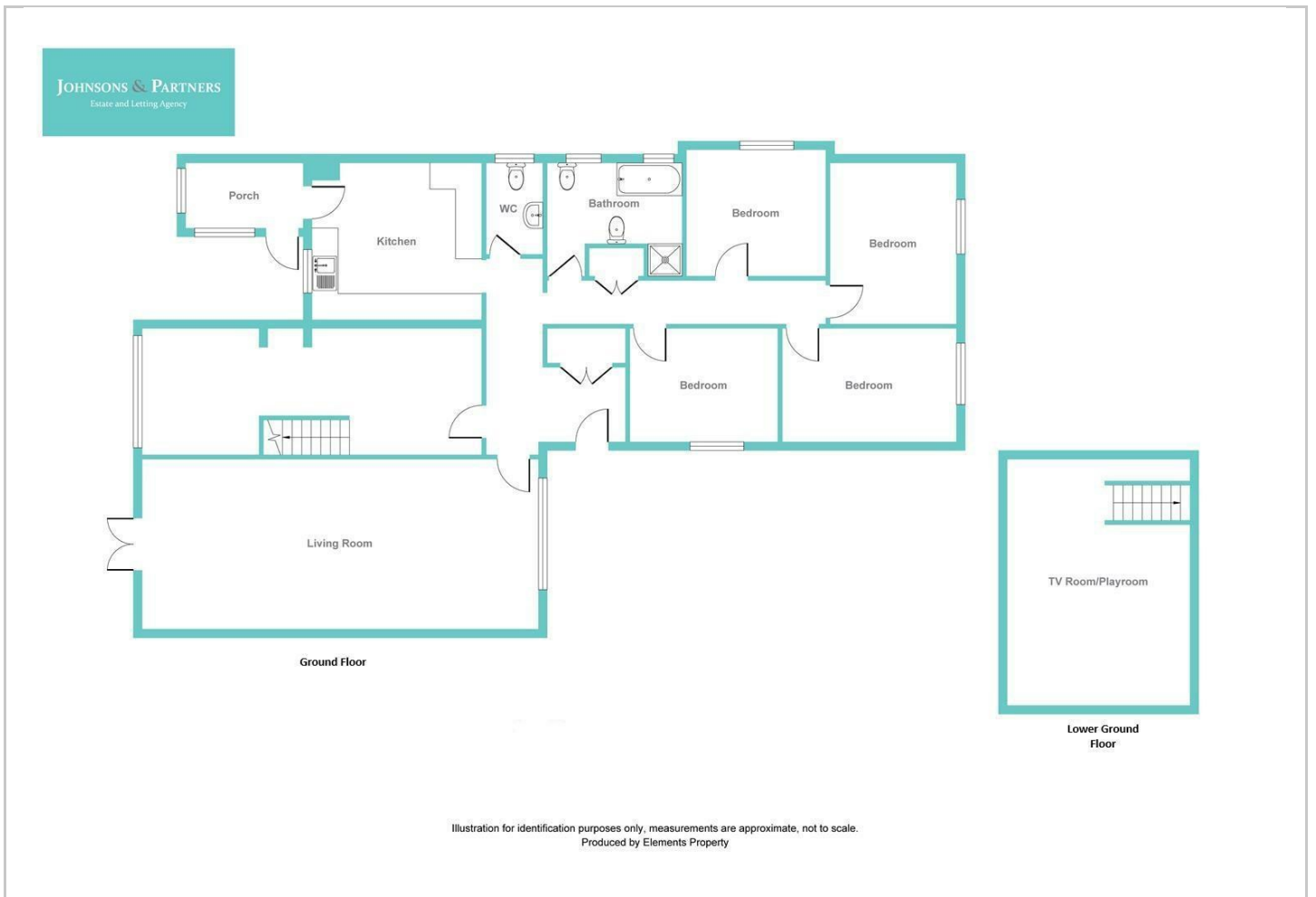
## Hybrid Map



## Terrain Map



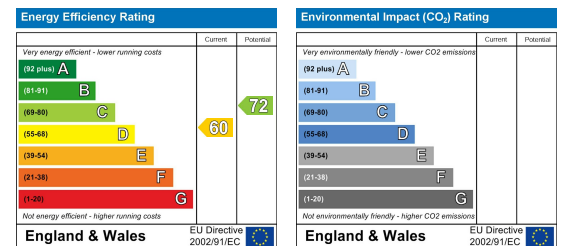
## Floor Plan



## 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.