

JOHNSONS & PARTNERS

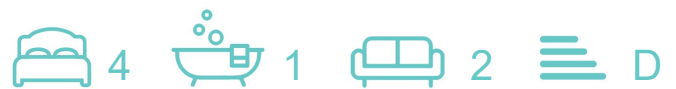
Estate and Letting Agency



10 WINIFRED CRESCENT, BURTON JOYCE

NOTTINGHAM, NG14 5DL

£350,000



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Nestled in the charming Winifred Crescent of Burton Joyce, Nottingham, this thoughtfully extended four-bedroom semi-detached house is a true gem waiting to be discovered. Boasting generously sized accommodation spread over three floors, this property offers ample space for comfortable living.

As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The breakfast kitchen is a delightful space where you can whip up delicious meals to enjoy together.

With four bedrooms, there is plenty of room for a growing family or for those in need of a home office or hobby room. The property also features a bathroom, ensuring convenience for all residents.

Outside, a driveway provides parking for multiple vehicles, a rare find in such a desirable location. The lovely, low maintenance rear garden is a tranquil spot where you can unwind after a long day.

Situated in a popular cul-de-sac near the village centre, this home offers easy access to all amenities and is close to picturesque riverside walks, perfect for enjoying the outdoors.

To truly grasp the beauty and potential of this property, an internal viewing is highly recommended. 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 this wonderful property in Burton Joyce.

Open Entrance Porch

Reception Hallway

13'11 x 6'8 (4.24m x 2.03m)

Lounge

13;5 x 11'3 (3.96m;1.52m x 3.43m)

Dining Room

12'7 x 11'2 (3.84m x 3.40m)

Breakfast Kitchen

13'10 x 7'6 (4.22m x 2.29m)

First Floor Landing

Bedroom One

13'11 x 10'11 (4.24m x 3.33m)

Bedroom Two

12'2 x 10'11 (3.71m x 3.33m)

Bedroom Three

7' x 6'9 (2.13m x 2.06m)

Second Floor

Bedroom Four

12'10 x 11'7 (3.91m x 3.53m)

Outside

Front Garden/Driveway

Low Maintenance Landscaped Rear Garden

Agents Disclaimer

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



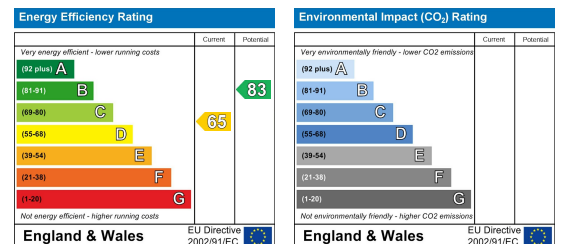
Floor Plan



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.