

JOHNSONS & PARTNERS

Estate and Letting Agency



39 ORCHARD VIEW, BURTON JOYCE

NOTTINGHAM, NG14 5EF

£485,000



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Brand New | Four Bedrooms | Detached Home | Dining Kitchen | Utility Room | En-Suite | Garage | Internal Photos are for illustration purposes only |

A beautiful example of a thoughtfully designed, brand-new property on a bespoke development nestled in the serene village of Burton Joyce, Nottingham. Perfectly tailored for families, this exquisite four-bedroom house boasts a breathtaking panorama of the rolling countryside, providing a peaceful retreat from the bustle of daily life.

As you step inside, you'll be greeted by a spacious and inviting entrance hall with staircase to the first floor and which gives access to a well sized dining kitchen, filled with light from the windows and doors onto the garden, designed to be the heart of the home where family and friends can gather and create lasting memories. Adjacent to this, a practical utility room and ground floor cloakroom ensures that the home's aesthetics are matched by its functionality.

The living room exudes comfort and sophistication, seamlessly flowing into a separate TV room - an ideal space for entertainment or tranquil relaxation. Upstairs, the four generously proportioned bedrooms promise restful slumber, with the main bedroom featuring a luxurious en-suite, providing a private sanctuary within the home.

To the first floor there are four bedrooms with good proportion along with an ensuite, family bathroom and further shower room which ensure there are facilities for a growing family.

Outside, the south-west facing rear garden captures the best of the day's sunshine, creating a warm and vibrant outdoor space. The property also benefits from a private driveway and garage, offering ample parking for up to three vehicles.

At Orchard Close, every detail has been meticulously considered to deliver a home that's not just beautiful, but also functional for family living. With the rare combination of rural charm and modern luxury, this property awaits to welcome you to your new beginning in Burton Joyce.

Hallway

Sitting Room

14'3" x 10'7" (4.35 x 3.25)

Dining Room

10'4" x 10'3" (3.17 x 3.14)

Dining Kitchen

22'11" x 9'6" (7 x 2.9)

Utility

13'3" x 5'10" (4.04 x 1.80)

Cloakroom / WC

Landing

Bedroom One

13'5" x 11'1" (4.10 x 3.38)

En-Suite

Bedroom Two

11'1" x 10'4" (3.38 x 3.15)

Guest Shower Room

Bedroom Three

8'7" x 9'11" (2.64 x 3.04)

Bedroom Four

10'3" x 9'1" (3.13 x 2.78)

Family Bathroom

Outside

Gardens

Garage

Driveway Parking

Reservation

Please ask office for further details on the reservation process.

Service Charge

There is a service charge for the communal areas at a charge of £282.15 for 23/24. This cost will be taken on completion in readiness for when the site is complete and the last house has completed and the Management Company will take over the communal management from the developer and the yearly charge will commence at that point. The service charge will be reviewed on an annual basis.

Images/Photos/Visuals

PHOTOS ARE FOR ILLUSTRATION PURPOSES ONLY.

Internal Images are for illustration Purposes Only (taken from completed properties on the development)

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band TBC

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.

Service Charge & Development Information

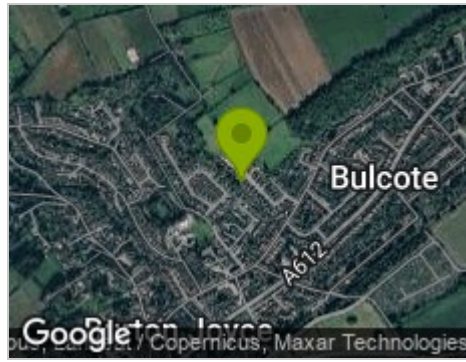
Service Charge & Development Information - A service charge will be payable on each property which will be £282.15 per annum 2023/2024. The service charge is payable on completion but will not start until the last property has been occupied. Part of the development will be accessed via a private road.



Road Map



Hybrid Map



Terrain Map



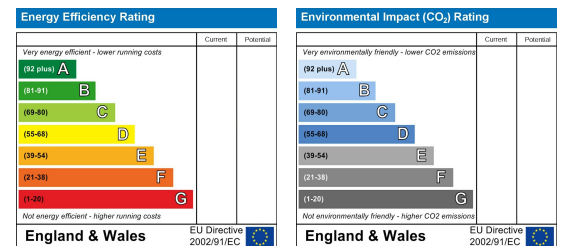
Floor Plan



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.