

JOHNSONS & PARTNERS

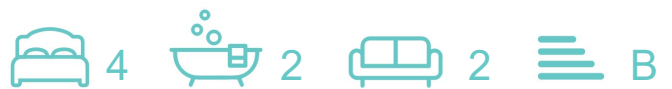
Estate and Letting Agency



6 BRAMBLING ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5JB

£340,000



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Nestled in a great location within this extremely popular development, in Stoke Bardolph, Burton Joyce, Nottingham, this modern four-bedroom detached house is a gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by a spacious lounge, a dining kitchen, a separate utility room, and a convenient ground floor WC. The principal bedroom features an en suite for added privacy, while three additional bedrooms and a family bathroom cater to all your needs.

One of the highlights of this property is the open views to the front, providing a sense of tranquillity and space. The double width driveway and integral single garage offer parking convenience and storage solutions.

Located in a highly popular development, this house is not just a home; it's a lifestyle. Whether you're looking to relax in the lounge, entertain in the dining area, or enjoy the privacy of the bedrooms, this property has it all.

With its modern amenities, desirable location, and spacious layout, this house is a must-see. Internal viewing is highly recommended to fully appreciate the charm and potential this property holds. Don't miss out on the opportunity to make this house your home sweet home in Nottingham.

Reception Hallway
5'5 x 4'9 (1.65m x 1.45m)

Lounge
15'8 x 11' (4.78m x 3.35m)

Dining Kitchen
18'4 x 11'2 (5.59m x 3.40m)

Utility Room
7'1 x 5'3 (2.16m x 1.60m)

WC
5'3 x 2'11 (1.60m x 0.89m)

First Floor Landing

Bedroom One
13'2 x 11' (4.01m x 3.35m)

En Suite
6' x 6' (1.83m x 1.83m)

Bedroom Two
12'3 x 9'3 (3.73m x 2.82m)

Bedroom Three
9'6 x 9'3 (2.90m x 2.82m)

Bedroom Four
9'6 x 7'2 (2.90m x 2.18m)

Bathroom
6'11 x 6'3 (2.11m x 1.91m)

Garage

Outside

Garden & Driveway

Enclosed Rear Garden

Agents Disclaimer

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

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.



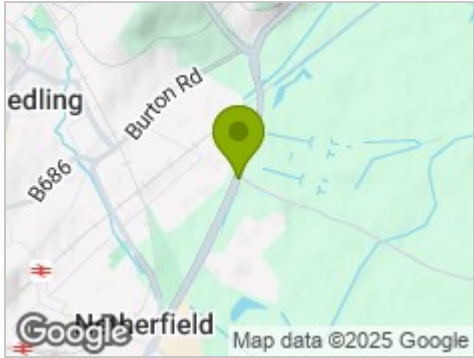
Road Map



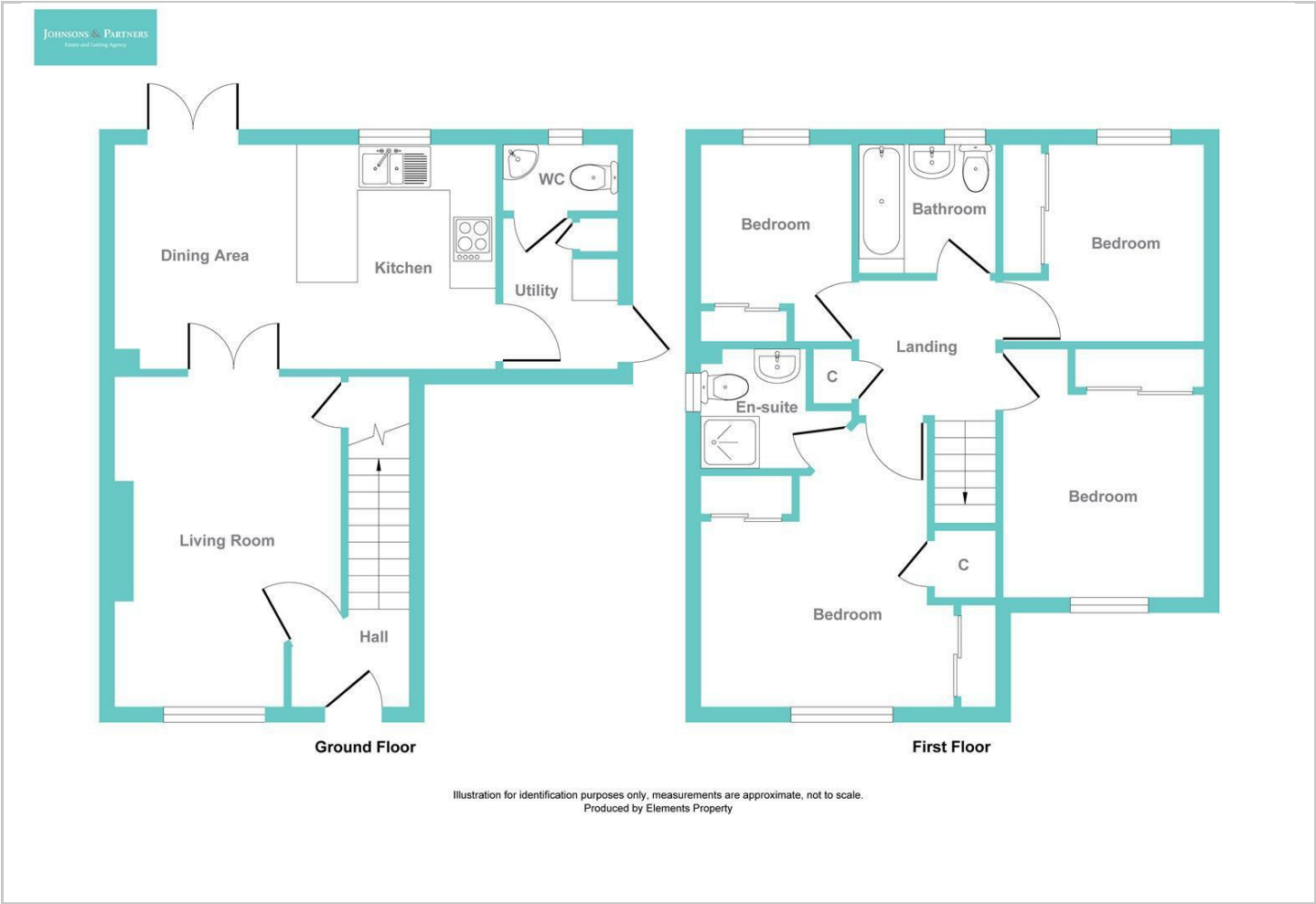
Hybrid Map



Terrain Map



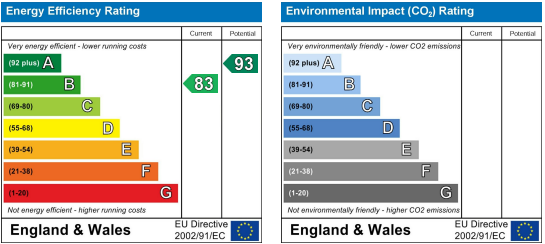
Floor Plan



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.