JOHNSONS & PARTNERS

Estate and Letting Agency



28 WELLINGTON ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5GQ

£650,000





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Nestled in the charming village of Burton Joyce, this exquisite four-bedroom detached house on Wellington Road, is the epitome of comfortable family living. Situated on an extremely desirable road, the residence boasts a blend of spacious accommodation and delightful convenience, being a stone's throw away from local amenities and moments from idyllic riverside walks, perfect for leisurely family strolls.

As you step into the inviting hallway, the warmth of this home is immediately apparent. The ground floor comprises a generous-sized living room, where large windows flood the space with natural light, creating an inviting atmosphere for both relaxation and entertaining. The heart of the home is the open-plan kitchen and dining area, thoughtfully designed to facilitate a sociable culinary experience, complemented by a handy utility room.

The additional sunroom offers a tranquil spot to unwind, with views and access to the garden, seamlessly blending indoor and outdoor living. A convenient ground floor WC adds to the practical layout. Moving upstairs, the principle bedroom features a modern en-suite shower room, ensuring privacy and ease for the heads of the household.

The property also benefits from a versatile outside home office, perfect for those working from home or requiring additional space for hobbies. Parking is never an issue with a double garage and driveway.

Viewings are highly advised for this delightful home, which presents an exceptional opportunity for families seeking a blend of comfort, space, and convenience in the much-sought-after Burton Joyce community.

Entrance Porch

Hallway

Kitchen Area

Dining/Breakfast Area

Sun Room

Living Room

WC

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside Home Ofiice

Double Garage

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

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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.

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Road Map Hybrid Map Terrain Map







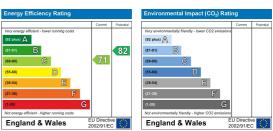
Floor Plan



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



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