

# JOHNSONS & PARTNERS

Estate and Letting Agency



**43 MAGENTA WAY, BURTON JOYCE**

NOTTINGHAM, NG14 5HH

**£280,000**



# 43 MAGENTA WAY

BURTON JOYCE, NOTTINGHAM, NG14 5HH

£280,000



Four Bedrooms | En-Suite | Modern Interiors Throughout | Beautifully Presented | Driveway and Garage | Breakfast Kitchen | Popular Development | Close to Local Amenities | Viewings Advised |

Welcome to Magenta Way, Burton Joyce, Nottingham - a charming semi-detached house that is sure to impress! This delightful property boasts four bedrooms spread across three storeys, providing ample space for a growing family or those in need of extra room.

As you step inside, you'll be greeted by a beautifully presented interior that is as inviting as it is stylish. The property features one reception room, perfect for entertaining guests or simply relaxing with your loved ones. With two bathrooms, there will be no more morning queues, ensuring a stress-free start to your day.

One of the highlights of this home is the landscaped rear garden, ideal for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. The tandem style double driveway and single garage offer plenty of parking space, a rare find in such a sought-after location.

Situated in a desirable development, this property is conveniently located close to a wide range of family-friendly amenities, making it the perfect place to call home. Whether you're looking to take a leisurely stroll in the nearby parks or grab a bite to eat at the local cafes, everything you need is right at your doorstep.

Don't miss out on the opportunity to make this wonderful home your own - schedule a viewing today to fully appreciate all that it has to offer. Contact us now to book your appointment and take the first step towards finding your dream home in Burton Joyce.

Entrance Hallway

Living Room

16'6" x 10'2" (5.05 x 3.10)

Breakfast Kitchen

15'3" x 9'6" (4.65 x 2.90)

Ground Floor WC

First Floor Landing

Bedroom Two

13'6" x 9'6" (4.14 x 2.92)

Bedroom Three

11'10" x 9'6" (3.63 x 2.90)

Bedroom Four

10'2" x 6'9" (3.10 x 2.06)

Bathroom

6'7" x 5'6" (2.03 x 1.68)

Second Floor

Bedroom One

21'9" x 13'3" (6.65 x 4.04)

En-Suite

8'0" x 5'6" (2.44 x 1.68)

Garage

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 or Leasehold]

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



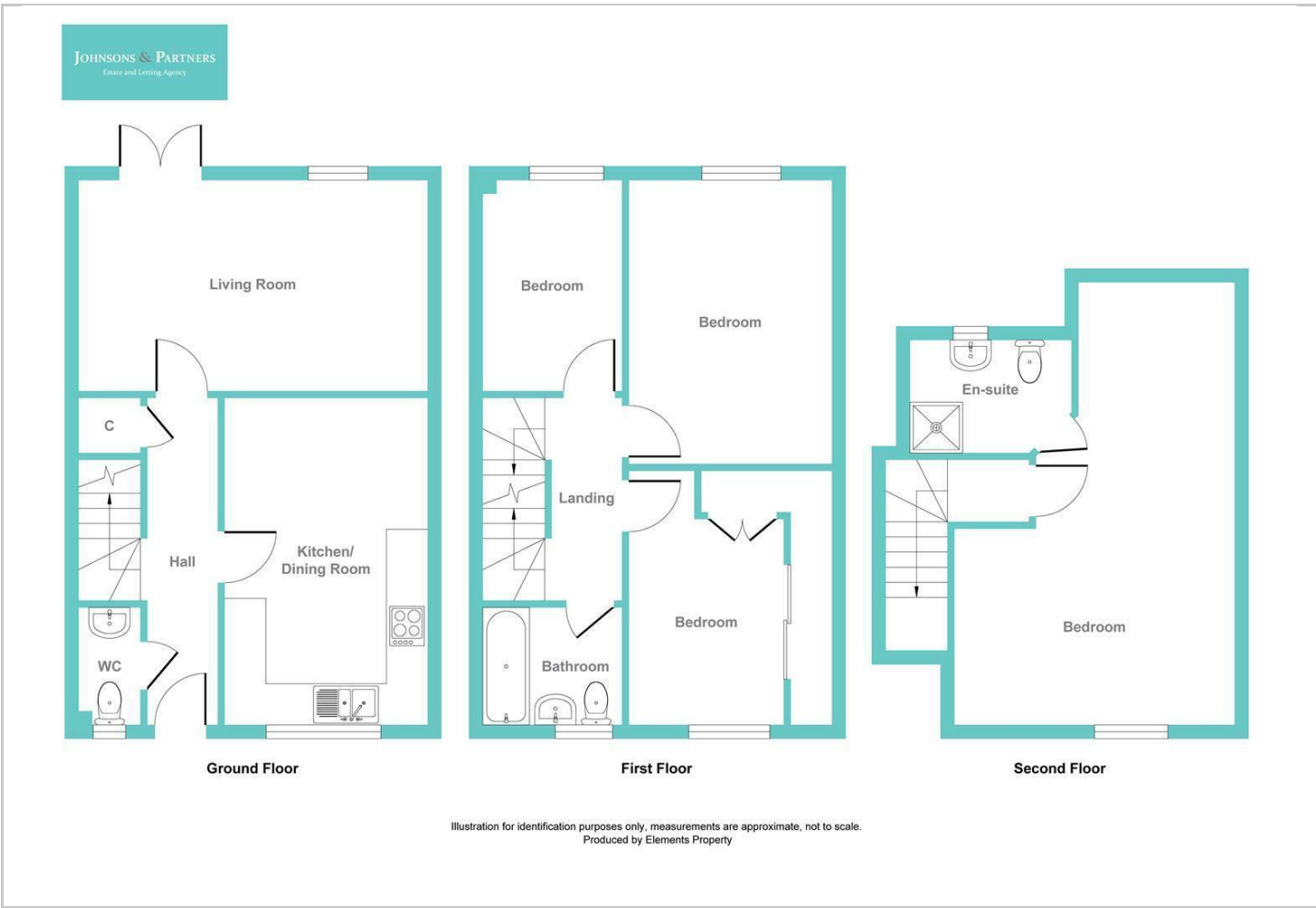
Hybrid Map



Terrain Map



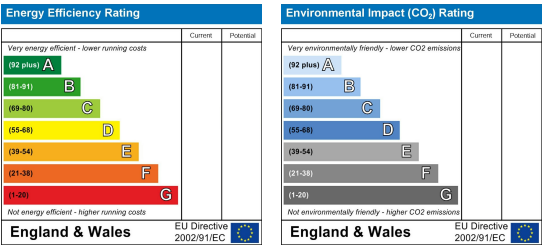
Floor Plan



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.