

JOHNSONS & PARTNERS

Estate and Letting Agency



18 MAIN STREET, BURTON JOYCE

NOTTINGHAM, NG14 5DZ

£355,000

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For Sale with NO CHAIN | Three Bedroom Detached Cottage | Beautiful Interiors | Driveway | Breakfast Kitchen | Utility Area | Central Village Location | Moments from the Village Amenities |

Located in the heart of Burton Joyce on Main Street, this delightful three-bedroom detached cottage offers a blend of traditional charm and modern convenience, perfect for a variety of discerning buyers.

This double fronted property is a stone's throw from the vibrant village centre, boasting an array of local amenities including boutique shops, reputable schools, and excellent transport links such as rail services. Not to mention, the area is ripe with idyllic country and riverside walks for those who treasure the great outdoors.

The cottage itself exudes character, with its open canopy entrance porch leading to a beautifully re-fitted breakfast kitchen complete with a walk-in pantry. The lounge dining room, graced with a spiral staircase, adds a unique architectural element to the space. Upstairs, the three well-proportioned bedrooms ensure comfortable living quarters, with the principal bedroom benefitting from a dual aspect view.

The remarkable bathroom cannot go unmentioned, featuring a stunning, free-standing roll-top bath with ball and claw feet, alongside a stylish contemporary walk-in shower area.

Externally, the property offers a low maintenance walled front garden and an adjacent driveway providing convenient off-road parking. Meanwhile, the rear private courtyard is an enchanting space for relaxation or entertaining, with the option to convert the parking space into an additional garden area as showcased in the accompanying photographs.

Imbued with a plethora of original features and tastefully modernised, this cottage is a rare find. For those seeking a home with both personality and polish, we highly recommend an internal viewing to fully appreciate all that this gem has to offer.

Open Canopy Porch

Breakfast Kitchen

14'9" x 13'5" (4.52 x 4.1)

Utility Room

5'2" 10'1" (1.58 3.08)

Cloakroom

5'2" x 8'3" (1.58 x 2.53)

Lounge Dining Room

14'9" x 15'8" (4.52 x 4.8)

First Floor Landing

Bedroom One

13'9" x 14'6" (4.21 x 4.42)

Bedroom Two

8'2" x 8'1" (2.51 x 2.48)

Bedroom Three

15'3" x 7'10" (4.65 x 2.4)

Family Bath/Shower Room

5'2" x 18'8" (1.58 x 5.7)

Outside

Gated & Walled Front Garden

Driveway

Enclosed Rear Courtyard

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.

Photos Disclaimer

Please note that the photos containing furniture are due to be updated to the current internal décor. The internal furnishings are different to what is shown on the photos.



Road Map



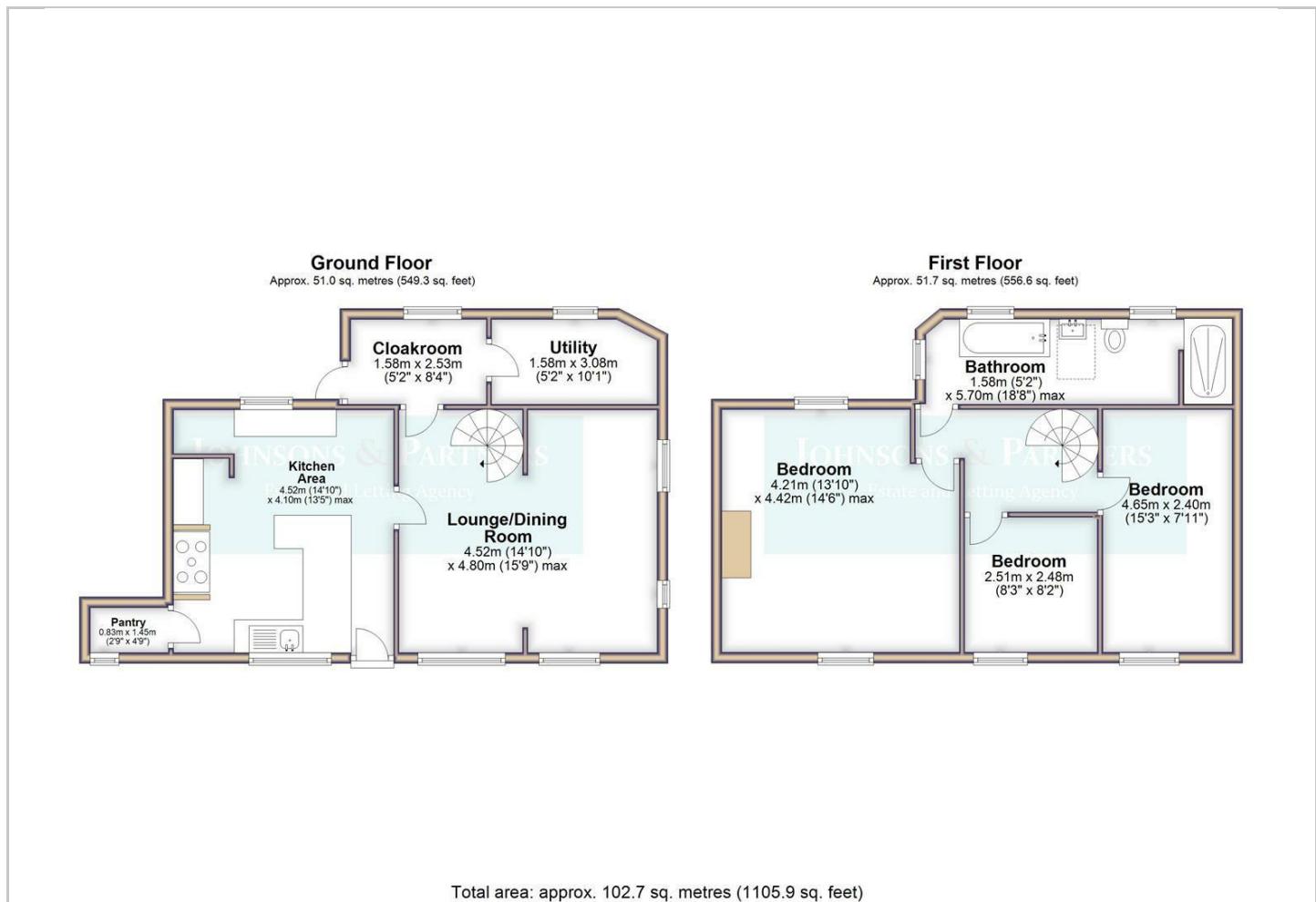
Hybrid Map



Terrain Map



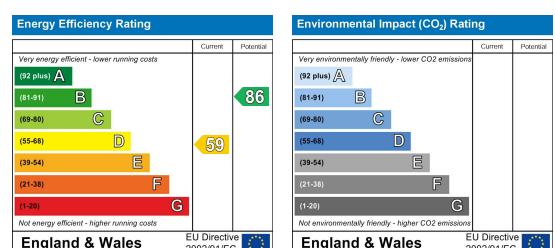
Floor Plan



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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