JOHNSONS & PARTNERS

Estate and Letting Agency

45 FOXHILL ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5DB

£385,000

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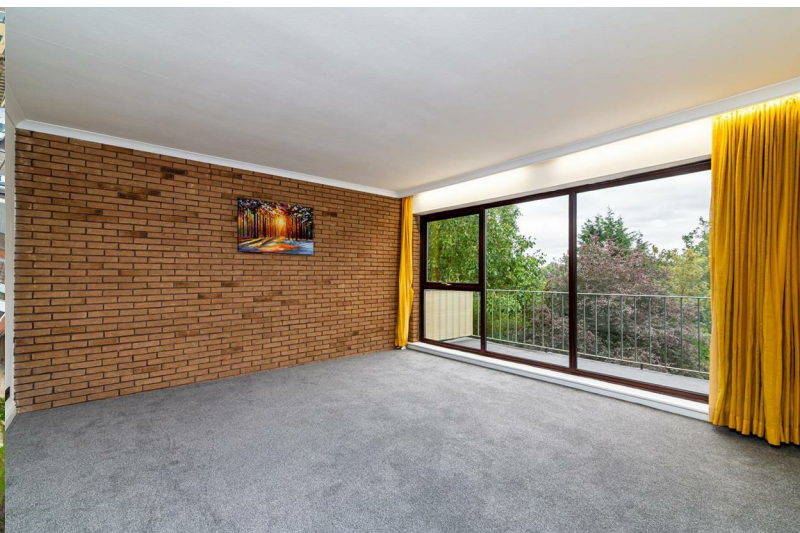


45 FOXHILL ROAD

BURTON JOYCE, NOTTINGHAM, NG14 5DB

£385,000

For Sale with NO CHAIN | Three Bedroom Detached | Modernised Throughout | Popular Location | Close to the Local Amenities | Newly Laid Driveway and Dropped Kerb | Garage | Viewings Advised | NEW EPC RATING TO FOLLOW |

Nestled in the serene village of Burton Joyce, this recently renovated, detached three-bedroom house on Foxhill Road, offers a perfect blend of modern living and picturesque countryside views. It's an ideal sanctuary for families seeking a peaceful retreat with the convenience of local amenities.

As you step inside, you're greeted by a contemporary brand-new kitchen, complete with sleek fixtures and a handy utility room. The spacious living room is a haven of tranquillity, boasting expansive views that stretch over the undulating landscape. Adjacent to this, the dining room features a charming balcony where one can relish in the scenic beauty while dining al fresco or enjoying family moments.

The ground level includes a practical shower room, enhancing the home's functionality. Downstairs, the layout continues to impress with three cosy bedrooms and a well-appointed bathroom, catering to the needs of family living.

The low maintenance rear garden promises a private outdoor space with a delightful patio area, perfect for those sunny afternoons and gentle evenings outdoors. A double garage and a driveway with space for three cars ensure ample parking and additional storage.

Situated in a sought-after locale, this property is a close to essential public transport links, esteemed primary schools, and nurseries, making it a convenient choice for those with young children.

Proudly presented with no onward chain, this turn-key home is ready to welcome you. We highly recommend viewing this exquisite property to fully appreciate the lifestyle it offers.

Entrance Hallway

Living Room
15'1" x 13'11" (4.6 x 4.26)

Kitchen
12'6" x 8'6" (3.82 x 2.6)

Utility Room
8'3" x 6'6" (2.54 x 2)

Dining Room
11'9" x 7'6" (3.6 x 2.3)

Shower Room
6'6" x 4'11" (2 x 1.50)

Landing

Bedroom One
13'10" x 9'4" (4.24 x 2.87)

Bedroom Two
12'2" x 10'9" (3.73 x 3.29)

Bedroom Three
10'7" x 8'11" (3.25 x 2.72)

Bathroom
8'11" x 8'5" (2.74 x 2.57)

Garage
17'4" x 15'1" (5.3 x 4.6)

Agents Disclaimer
Disclaimer - Council Tax Band Rating - [Insert Local Council – Tax Band]

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:

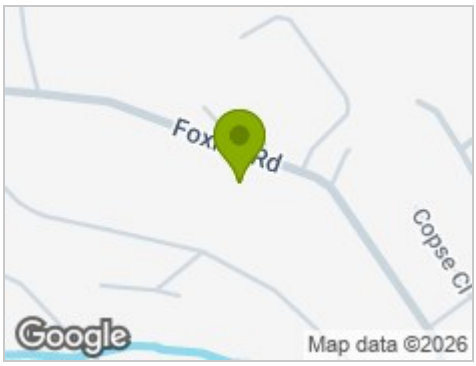
Property Tenure is [Freehold or Leasehold]

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.

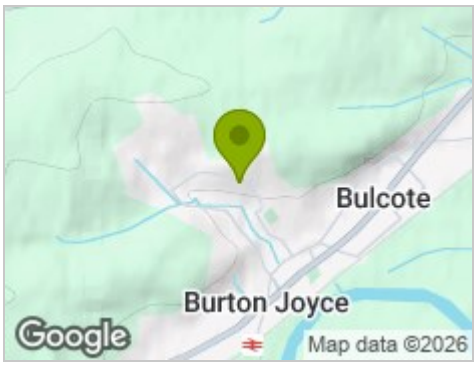
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Road Map

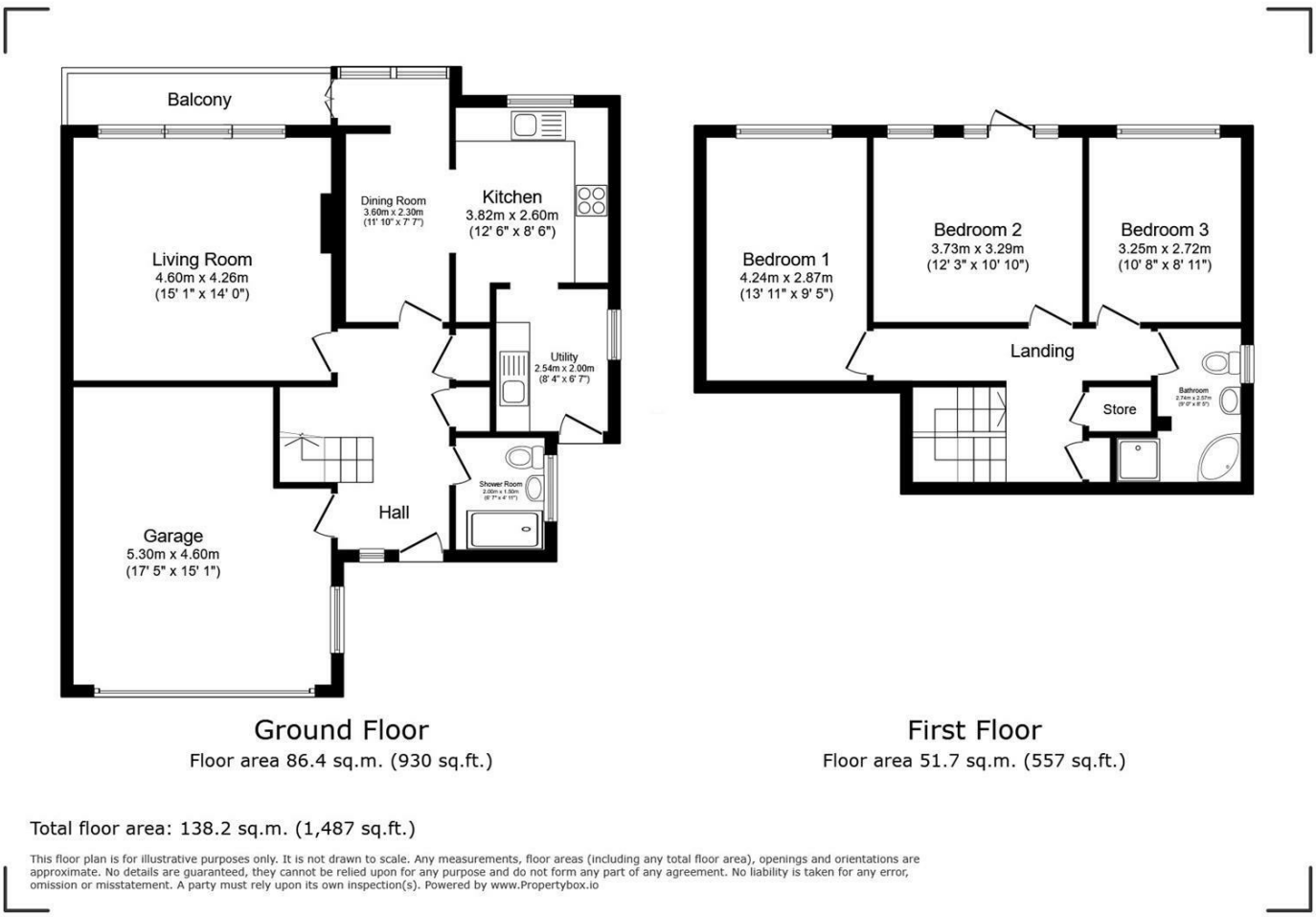


Hybrid Map

Terrain Map



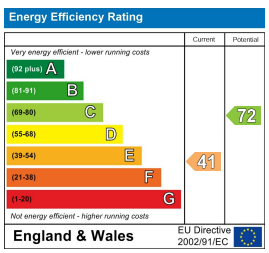
Floor Plan

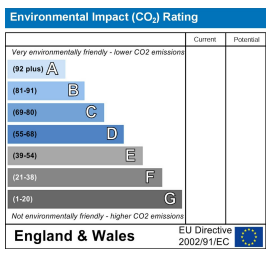


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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