

JOHNSONS & PARTNERS

Estate and Letting Agency



1 STANHOPE CRESCENT, STOKE BARDOLPH

NOTTINGHAM, NG14 5HT

£340,000



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Extended Three Bedroom Semi Detached | Exceptional Corner Plot | Backing Onto Open Fields | Stunning Kitchen/Dining Room | Quiet Village Setting | Utility Room | Viewings Highly Advised |

There are locations that simply feel special, and this is undoubtedly one of them. Occupying a superb corner plot at the end of peaceful Stanhope Crescent, this beautifully presented three-bedroom semi-detached home enjoys generous gardens, open fields stretching down to the River Trent and a wonderfully quiet setting within the small village of Stoke Bardolph.

The house has been thoughtfully extended and improved to create a home with considerably more personality and living space than its traditional exterior might suggest. At the heart of the property is a fabulous open plan kitchen and dining room, flooded with natural light from an impressive roof lantern and opening directly onto the rear garden. Shaker-style cabinetry, timber worktops, a substantial central island and range-style cooker give the room a relaxed country feel, while there is plenty of space for a large dining table.

Alongside this sits a useful additional reception area, currently incorporating a fitted home office, while a separate utility/boot room and ground floor WC add valuable practicality.

The living room provides a complete contrast: a comfortable, inviting space with timber flooring and a feature fireplace, ideal for quieter evenings away from the main open-plan living area.

Upstairs are three bedrooms (the rear bedrooms have uninterrupted country views to the River Trent). Two doubles with the principal bedroom benefiting from extensive fitted wardrobes. The third bedroom offers particularly useful flexibility as a child's room, nursery or dedicated home office. A beautifully appointed family bathroom completes the first floor, featuring a freestanding roll-top bath, double sink and a separate shower.

Outside is where the setting really comes into its own. The property occupies a substantial corner plot, providing an unusually generous drive with space for 2-3 vehicles, together with a large and established rear garden. Mature planting, fruit trees, a pond, greenhouse and various seating areas create a wonderfully individual outdoor space, while an insulated garden room, with electrics provides a year round entertaining area.

Beyond the garden lie open fields, giving the rear of the property a genuinely rural outlook with many walks from the back garden gate to the Trent and loch through woods and fields - reinforcing just how peaceful this position is.

Stoke Bardolph itself offers a rare village atmosphere surrounded by Nottinghamshire countryside, while remaining within easy reach of the nearby retail park, train station and Burton Joyce village with its excellent range of everyday amenities, schooling and transport connections.

Entrance Hallway

Living Room

15'2" x 12'5" (4.64m x 3.81m)

Kitchen/Dining Room

18'5" x 12'1" (5.63m x 3.69m)

Utility Room/Boot Room

10'5" x 8'8" (3.18m x 2.65m)

Reception Room / Home Office

10'11" x 4'3" (3.34m x 1.30m)

Ground Floor WC

First floor

Bedroom One

12'6" x 10'10" (3.82m x 3.31m)

Bedroom Two

12'7" x 8'8" (3.85m x 2.65m)

Bedroom Three

8'10" x 5'4" (2.71m x 1.64m)

Bathroom

14'5" x 5'10" (4.40m x 1.78m)

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort

will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Agents Disclaimer

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

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.

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



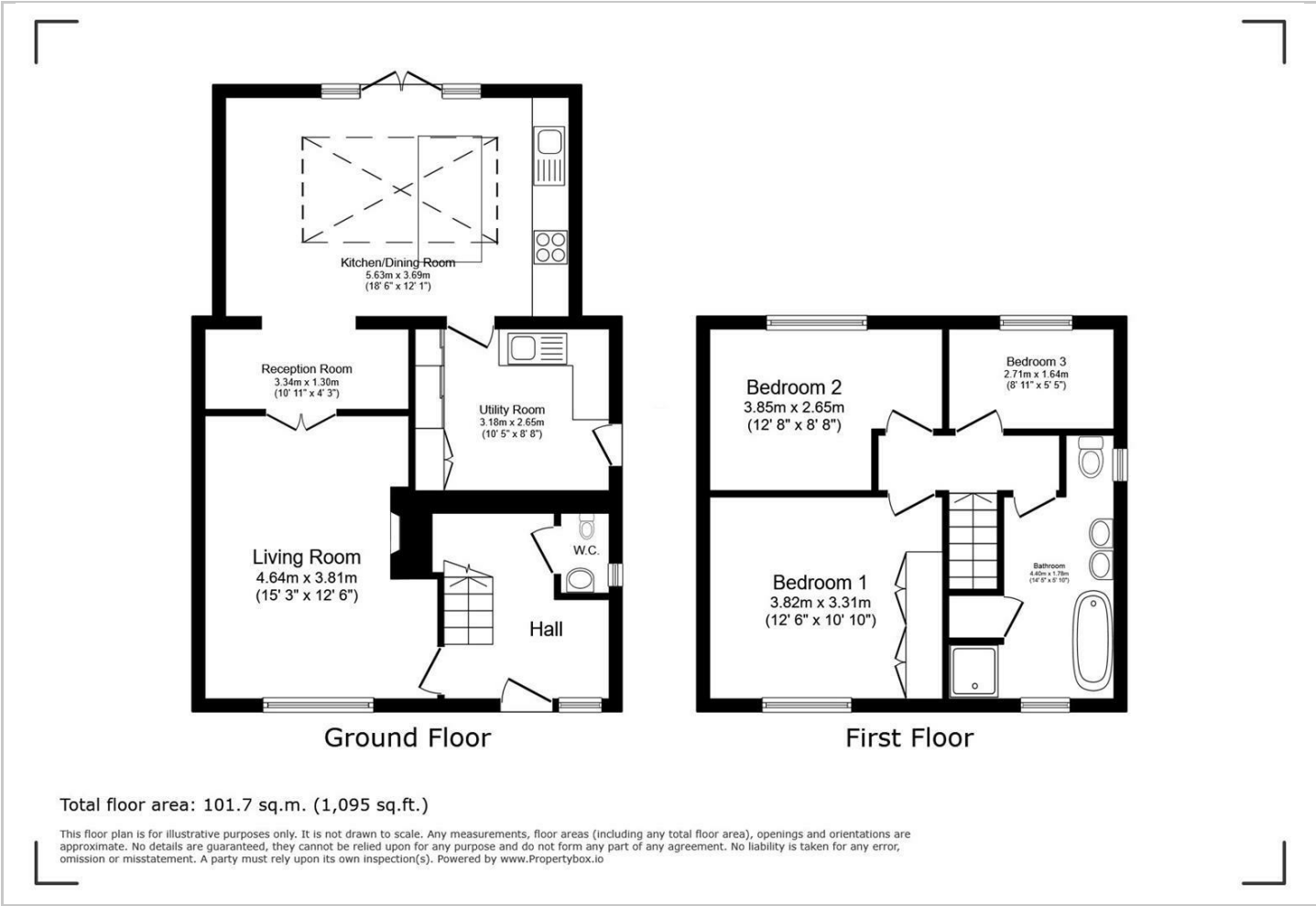
Hybrid Map



Terrain Map



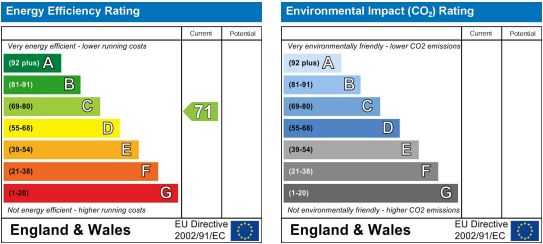
Floor Plan



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.