

JOHNSONS & PARTNERS

Estate and Letting Agency



4 ORCHARD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5EF

£400,000



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For Sale with NO CHAIN | Detached Three Bedroom Home | Living Room and Separate Dining Room | Breakfast Kitchen | Popular Location | Close to the Village Centre | Close to Local Transport Links |

Positioned in the tranquil surroundings of Orchard Close, Burton Joyce, this exquisite three-bedroom detached home beckons families and a diverse spectrum of buyers to its door. Exuding elegance and meticulously maintained, this property offers an array of delightful features guaranteed to impress.

The house unfolds with a versatile layout, boasting a modern breakfast kitchen, promising an uplifting start to the day. The spacious living room offers a sanctuary of relaxation, while a separate dining room stands ready to host your memorable gatherings. A snug room provides a cosy nook for quieter moments, and convenience is considered with a handy ground floor bathroom.

Upstairs, three well-appointed bedrooms are served by an additional WC, offering a private retreat for all family members. Astute buyers will note the potential to transform this property into a charming dormer bungalow by reconfiguring the downstairs layout and adapting the third bedroom into a luxurious bathroom.

Outside, a beautiful private rear garden awaits, a verdant oasis for play and leisure, while the property benefits from a driveway and a detached garage, ensuring ample parking for two vehicles.

Set in an extremely popular location, this residence is a stone's throw from the village centre, replete with local amenities and within easy reach of public transport links, including rail services.

Offered for sale with no chain, this property streamlines your move to a dream home. A must-view, this home promises a blend of comfort, convenience, and charm in the heart of Nottinghamshire.

Entrance Hallway

Living Room

16'9" x 11'10" (5.13 x 3.62)

Dining Room

12'2" x 10'0" (3.71 x 3.07)

Breakfast Kitchen

15'9" x 10'11" (4.81 x 3.35)

Snug

8'10" x 8'6" (2.70 x 2.60)

Ground Floor Bathroom

7'10" x 7'10" (2.40 x 2.40)

First Floor Landing

Bedroom One

15'9" x 10'2" (4.82 x 3.10)

Bedroom Two

13'8" x 9'10" (4.18 x 3.02)

Bedroom Three

9'2" x 7'4" (2.80 x 2.25)

WC

Garage

20'1" x 9'0" (6.13 x 2.75)

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 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.



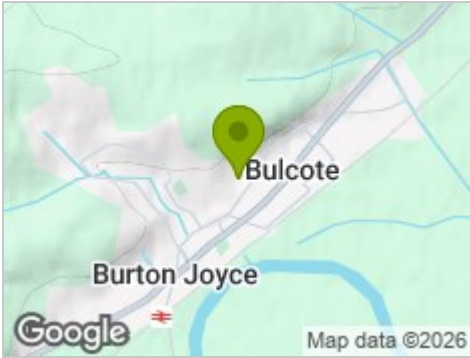
Road Map



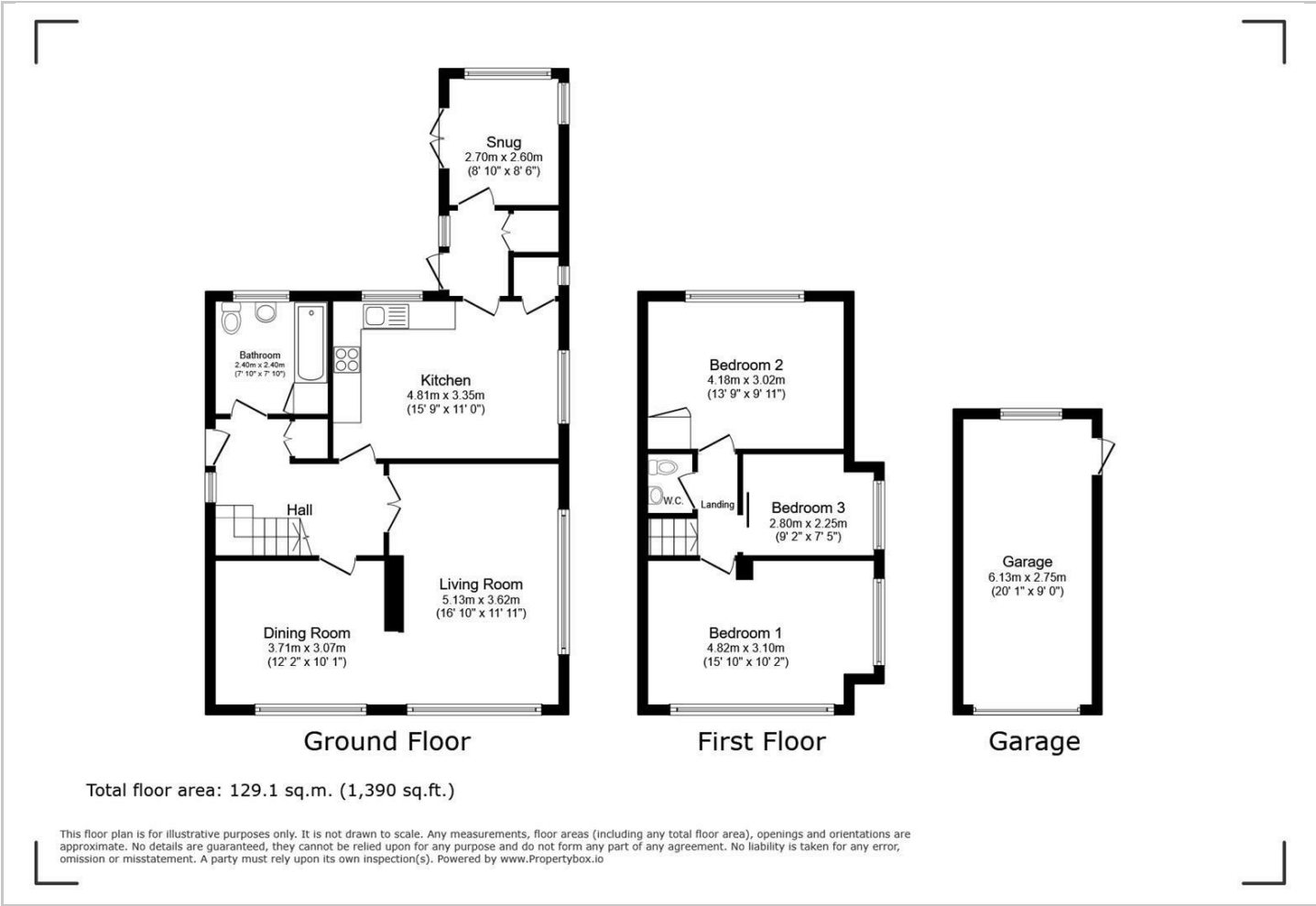
Hybrid Map



Terrain Map



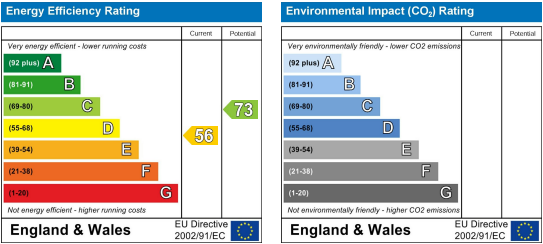
Floor Plan



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.