JOHNSONS & PARTNERS

Estate and Letting Agency

11 ORCHARD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5EF

£370,000

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For Sale with NO CHAIN | Three Bedroom Detached | Sought-After Location | Spacious Living Room | Large Breakfast Kitchen | Garage & Extensive Driveway | Beautifully Landscaped Rear Garden | |

Positioned on the popular residential road, Orchard Close, this attractive detached home enjoys a central village location just a short walk from local shops, cafés, schools, regular rail links and a wealth of everyday amenities.

The welcoming entrance hall leads into a spacious living room, creating a comfortable space to relax and entertain. A second reception room enjoys French doors opening onto the rear garden, offering excellent flexibility as a dining room, snug or home office. The generous breakfast kitchen provides ample fitted storage, extensive worktop space and room for family dining, whilst a versatile third bedroom and practical utility/WC complete the ground floor.

Upstairs are two generous double bedrooms, both benefiting from fitted wardrobes and useful eaves storage, together with a family bathroom.

Outside, the beautifully landscaped rear garden enjoys a high degree of privacy with mature planting, established borders and a generous patio seating area. A detached double garage and substantial block-paved driveway provide excellent parking and storage.

Combining generous accommodation, a superb plot and an enviable village setting, this is a wonderful opportunity to acquire a home that can be enjoyed immediately whilst offering excellent scope to modernise.

Burton Joyce remains one of Nottinghamshire's most sought-after villages, offering an excellent range of amenities, highly regarded schools, regular rail services to Nottingham and beautiful riverside walks.

Viewings are Highly Advised

Entrance Hallway

Living Room
11'9" x 16'11" (3.59m x 5.16m)

Reception Room
11'11" x 10'2" (3.64m x 3.11m)

Dining Kitchen
16'0" x 11'6" (4.88m x 3.53m)

WC / Utility
4'2" x 8'3" (1.29m x 2.52m)

Bedroom Three
7'11" x 8'0" (2.42m x 2.44m)

Bedroom One
16'6" x 11'5" (5.03m x 3.49m)

Bedroom Two
14'0" x 8'5" (4.29m x 2.59m)

Bathroom
9'3" x 6'3" (2.82m x 1.91m)

Driveway and Garage

Virtual Staging Disclaimer
Some images have been digitally enhanced using virtual staging to illustrate the property's potential.

Virtual staging has been applied to the main bedroom (bedding and furnishings added to the existing bed frame) and bedroom three. Room dimensions, layout and permanent fixtures remain unchanged.

Furniture and decorative items shown are for illustrative purposes only and are not included in the sale.

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

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:

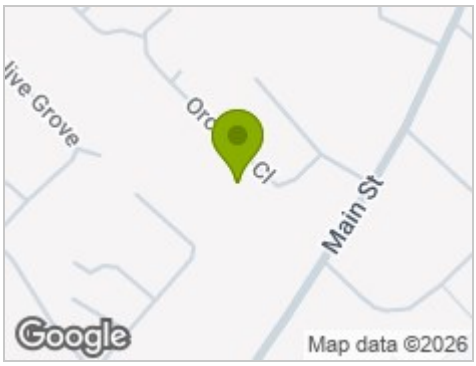
Property Tenure is Freehold

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

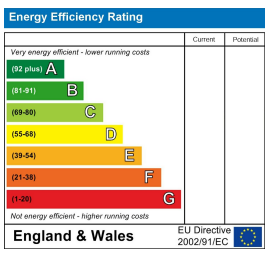
Terrain Map

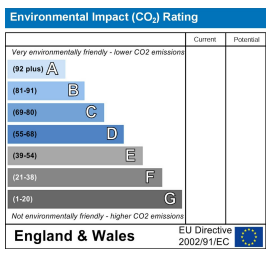
Floor Plan

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





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