JOHNSONS & PARTNERS

Estate and Letting Agency



4 HILLSIDE DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5EE

£285,000

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3 Bedrooms | Central Burton Joyce Location | Principal Bedroom with En-Suite | Modern Bathroom | Driveway Parking | Enclosed Rear Garden | Well Presented Throughout | Viewings are Highly Advised |

Set within the heart of Burton Joyce, this well-presented three-bedroom home combines a particularly convenient village position with the countryside that makes this part of Nottinghamshire such an appealing place to live.

Hillside Drive sits on the flatter, more accessible side of the village, placing everyday amenities within easy reach while open countryside is never far away. For buyers wanting village life without sacrificing convenience, it is a location that works exceptionally well.

The accommodation begins with an entrance hall leading into a comfortable lounge, where a wood-burning style stove creates a natural focal point and warm timber flooring continues the neutral, understated feel of the house.

Beyond is the fitted kitchen, providing a good range of storage and workspace together with integrated cooking appliances. The layout then opens into a particularly useful garden room at the rear. Measuring over 12ft in length and surrounded by glazing, this additional space could work equally well as a dining room, second sitting area or relaxed everyday family space, with French doors opening directly onto the garden.

A modern family bathroom completes the ground-floor accommodation, fitted with a contemporary white suite, bath and shower over.

Upstairs are three bedrooms. The principal bedroom is a generous double with an excellent range of fitted wardrobes and the added benefit of its own en-suite WC. Bedroom two provides another good-sized room, while the third bedroom offers flexibility as a child's bedroom, nursery or dedicated home office.

Outside, the property benefits from off-road parking to the front, an increasingly useful asset in such a central village setting. To the rear is an enclosed garden with a paved seating area, lawn and timber shed. It currently offers plenty of scope for a new owner to landscape and personalise the space to suit their own style.

Burton Joyce continues to be one of the area's most sought-after villages, combining a strong sense of community and excellent everyday amenities with the surrounding countryside and convenient connections towards Nottingham.

A comfortable home as it stands, but with enough opportunity to add your own stamp, 4 Hillside Drive offers an appealing combination of location, practicality and village lifestyle.

Entrance Hallway

Lounge
12'3" x 11'11" (3.74m x 3.64m)

Kitchen
9'4" x 9'0" (2.85m x 2.75m)

Garden Room
12'2" x 8'3" (3.73m x 2.54m)

Bathroom
8'5" x 5'3" (2.57m x 1.61m)

Bedroom One
11'0" x 10'7" (3.37m x 3.25m)

En-Suite WC
5'6" x 2'11" (1.70m x 0.89m)

Bedroom Two
10'0" x 8'11" (3.07m x 2.73m)

Bedroom Three
7'1" x 6'6" (2.16m x 2.00m)

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 A

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.

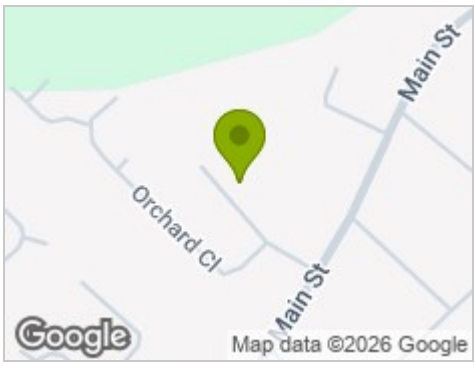








Road Map



Hybrid Map



Terrain Map



Floor Plan



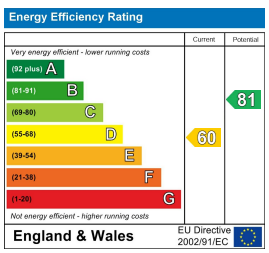
Total floor area: 72.5 sq.m. (781 sq.ft.)

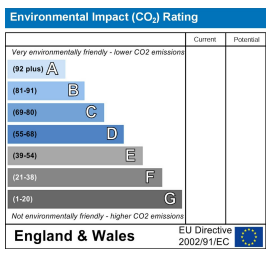
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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