# JOHNSONS & PARTNERS

Estate and Letting Agency

## 6 MILL FIELD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5AA

**PRICE GUIDE £535,000**

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# 6 MILL FIELD CLOSE

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## PRICE GUIDE £535,000

Four Double Bedrooms | Two En-Suites | Three Reception Rooms | Superb Family Room | Dedicated Home Office | Contemporary Kitchen | South-West Facing Garden | Smart Home Technology |

** GUIDE PRICE £535,000 - £550,000 **

Beautifully presented from top to bottom, this impressive four-bedroom detached home combines generous family accommodation with stylish interiors, an excellent specification and a superb position within the highly regarded village of Burton Joyce.

The accommodation has been thoughtfully arranged to provide a fantastic balance of everyday family space, entertaining areas and somewhere to work from home.

A welcoming entrance hall sets the tone, with contemporary décor and a quality finish continuing throughout. To the front is a dedicated study, creating an ideal home office, while the separate dining room provides an elegant space for entertaining and family occasions.

The kitchen is fitted with a stylish range of contemporary cabinetry, integrated appliances and breakfast seating, complemented by a separate utility room and ground-floor WC.

To the rear, the living accommodation really comes into its own. The comfortable living room enjoys direct access onto the garden, while the impressive family room provides a substantial additional reception space. Created from the former double garage, it offers superb flexibility for family life, entertaining, a games room or cinema space, with an extensive glazed elevation opening directly onto the garden.

Upstairs are four well-proportioned bedrooms, with the principal bedroom and second bedroom both benefiting from their own en-suite facilities. Bedrooms three and four provide further generous accommodation, while a separate contemporary family bathroom completes the first floor.

## Kitchen
13'1" x 11'2" (4.01 x 3.42)

## Utility
5'8" x 7'8" (1.75 x 2.35)

## Living Room
12'9" x 14'9" (3.91 x 4.51)

## Dinning Room
9'3" x 14'7" (2.84 x 4.45)

## Study
9'7" x 6'9" (2.94 x 2.07)

## Downstairs Cloaks
3'5" x 7'8" (1.05 x 2.35)

## Hallway

## Bedroom 1
9'1" x 12'6" (2.79 x 3.82)

## En Suite
6'0" x 8'10" (1.85 x 2.70)

## Bedroom 2
9'3" x 12'6" (2.84 x 3.82)

## Shared Jack and Jill En Suite
6'7" x 4'11" (2.01 x 1.51)

## Bedroom 3
9'10" x 9'6" (3.00 x 2.90)

## Bedroom 4
10'5" x 7'2" (3.20 x 2.20)

## Main Bathroom
6'2" x 6'10" (1.90 x 2.10)

## 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.

## 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.

## Road Map

## Hybrid Map

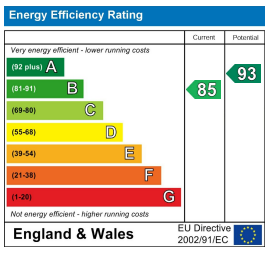
## Terrain Map

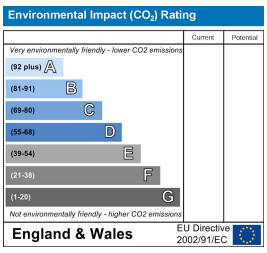
## Floor Plan

## 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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111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
**T:** 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
**www.johnsonsandpartners.co.uk**