

JOHNSONS & PARTNERS

Estate and Letting Agency



3 TOP ROW, STOKE BARDOLPH, BURTON JOYCE

NOTTINGHAM, NG14 5HQ

OFFERS AROUND £274,000



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For Sale with NO CHAIN | Period Property | Large Gardens | Original Features Throughout | Living Room and Separate Dining Room | Off Road Parking | Workshop/Garage | Close to Local Amenities |

Nestled within the charming village of Stoke Bardolph, Top Row Cottages is a captivating two-bedroom period terrace that beautifully blends character features with modern touches. Surrounded by picturesque open fields, this delightful home offers an enviable combination of rural tranquillity and convenient access to local amenities, bus routes, and scenic countryside walks—appealing to a variety of discerning buyers.

Stepping inside, you are greeted by a spacious living room where natural light pours in through large windows, accentuating the original high ceilings and ornate coving. The contemporary bamboo flooring adds warmth and a unique flair. The adjoining dining room boasts recently sanded and sealed solid pine flooring, providing an inviting space for entertaining or family meals. The contemporary kitchen benefits underfloor heating, perfect for cold mornings.

Upstairs, two well-proportioned bedrooms await. The principal bedroom is generously sized, whilst the second features a charming original fireplace—an elegant nod to the property's heritage. The stylish shower room is fitted with a walk-in enclosure, rainfall and handheld shower and underfloor heating, offering a luxurious start to your day.

Externally, the property offers a quaint courtyard-style garden, perfect for morning coffee, and a substantial private garden nearby with garden gates leading onto the open fields with nearby footpaths for countryside walks. Spanning approximately 4600 square feet, it features a versatile outbuilding which could be used as a garage and off-road parking for three cars.

This enchanting period home perfectly encapsulates village living with all the modern comforts. Early viewing is highly recommended to fully appreciate all that this unique property has to offer.

Entrance

Living Room

11'10" x 11'5" (3.62 x 3.49)

Dining Room

11'10" x 11'4" (3.62 x 3.47)

Kitchen

9'4" x 6'10" (2.87 x 2.09)

First Floor Landing

Bedroom One

11'10" x 11'5" (3.63 x 3.49)

Bedroom Two

11'4" x 8'10" (3.47 x 2.70)

Shower Room

9'4" x 6'10" (2.87 x 2.09)

Garage/Workshop

20'11" x 12'1" (6.4 x 3.7)

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.

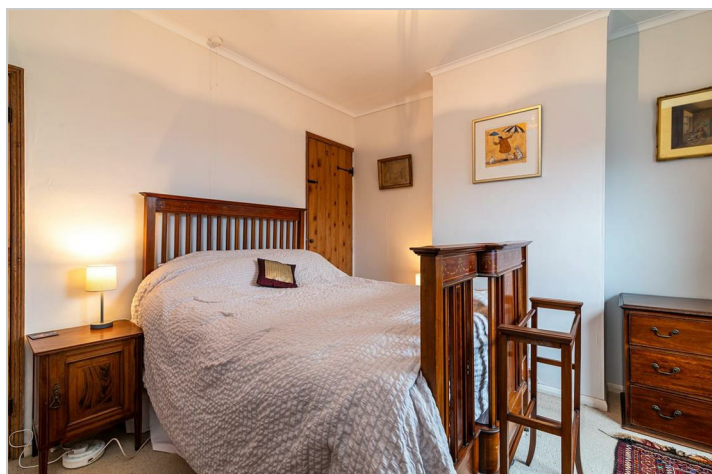
The vendor has advised the following:

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



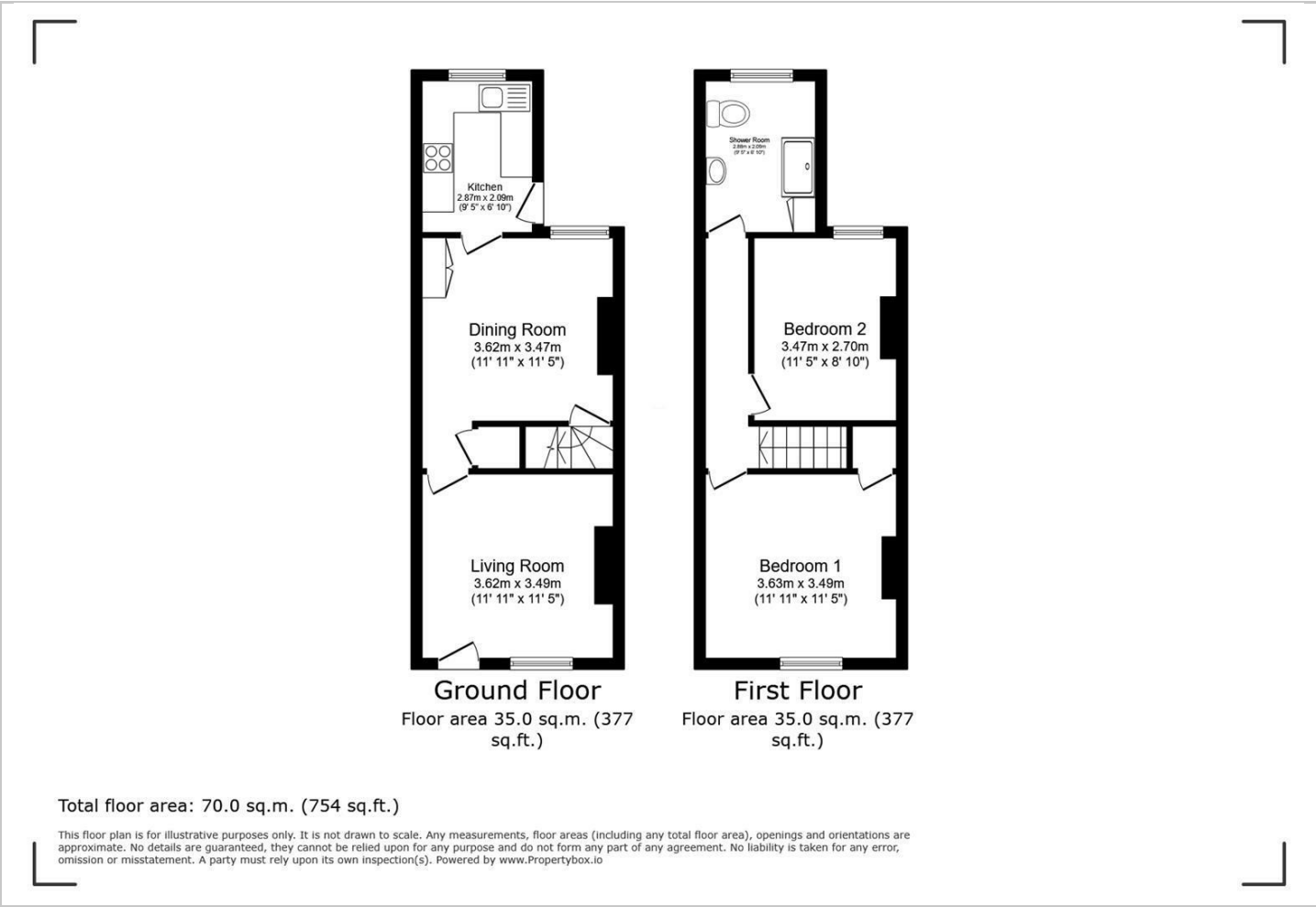
Hybrid Map



Terrain Map



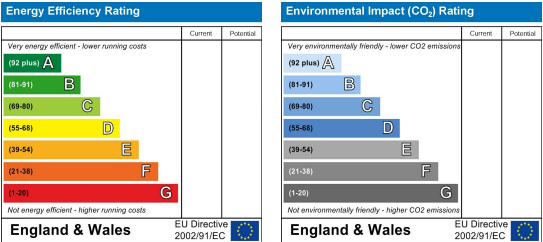
Floor Plan



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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