

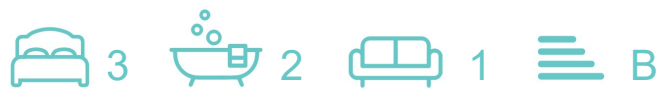
JOHNSONS & PARTNERS

Estate and Letting Agency



58 MAGENTA WAY, STOKE BARDOLPH, BURTON
NOTTINGHAM, NG14 5JW

£320,000



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STOKE BARDOLPH, BURTON JOYCE, NOTTINGHAM, NG14 5JW

£320,000



3 Bedrooms | Detached Family Home | Beautifully Presented Throughout | Open Plan Kitchen/Dining Room | Utility Room | En Suite to Principal Bedroom | Landscaped Rear Garden | Detached Garage & Driveway | Popular Modern Development | Close to a Variety of Local Amenities | Viewings Advised |

Situated on a sought-after modern development in Stoke Bardolph, this beautifully presented three-bedroom detached home offers stylish, contemporary living with a thoughtfully designed layout, landscaped gardens and a detached garage. Finished to an exceptional standard throughout, the property is ideal for families and professionals seeking a home ready to move straight into.

The welcoming entrance hall sets the tone for the accommodation, featuring a cloakroom/WC and staircase rising to the first floor. To the front of the property, the elegant living room provides a comfortable space to relax, enhanced by tasteful décor and a large window allowing plenty of natural light.

To the rear, the heart of the home is undoubtedly the impressive open-plan kitchen and dining area. The contemporary kitchen is fitted with a range of modern units, integrated appliances and generous worktop space, flowing seamlessly into the dining area with French doors opening directly onto the landscaped rear garden. A separate utility room provides additional storage, appliance space and convenient side access.

The first floor offers three well-proportioned bedrooms. The principal bedroom enjoys the luxury of its own en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom finished with modern fittings and neutral tiling throughout.

Outside, the rear garden has been beautifully landscaped to create a fantastic space for entertaining and family life, offering a generous patio seating area, well-maintained lawn and mature planted borders. A detached garage and driveway provide excellent off-road parking.

Located on a popular residential development, the property enjoys easy access to a wide range of local amenities, excellent transport links, well-regarded schools and beautiful countryside walks, while Burton Joyce village and Nottingham City Centre are both within easy reach.

This is a superb opportunity to acquire a stylish modern home in a highly desirable location, offering contemporary living both inside and out.

Entrance Hallway

Living Room

12'11" x 12'2" (3.96 x 3.71)

Dining Kitchen

18'0" x 9'3" (5.49 x 2.82)

Utility Room

5'8" x 5'4" (1.73 x 1.63)

Ground Floor WC

5'4" x 2'11" (1.63 x 0.91)

First Floor Landing

Bedroom One

12'11" x 10'9" (3.94 x 3.30)

En-Suite

5'10" x 5'10" (1.80 x 1.78)

Bedroom Two

9'4" x 9'3" (2.87 x 2.84)

Bedroom Three

9'4" x 8'3" (2.87 x 2.54)

Bathroom

6'9" x 5'6" (2.08 x 1.70)

Driveway and Garage

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

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

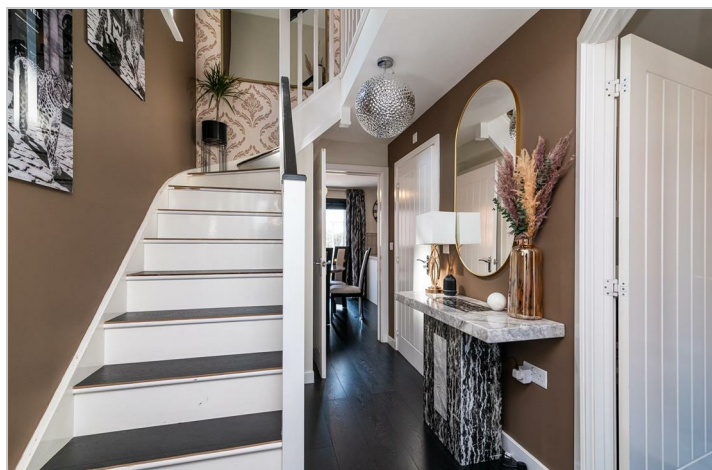
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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.

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



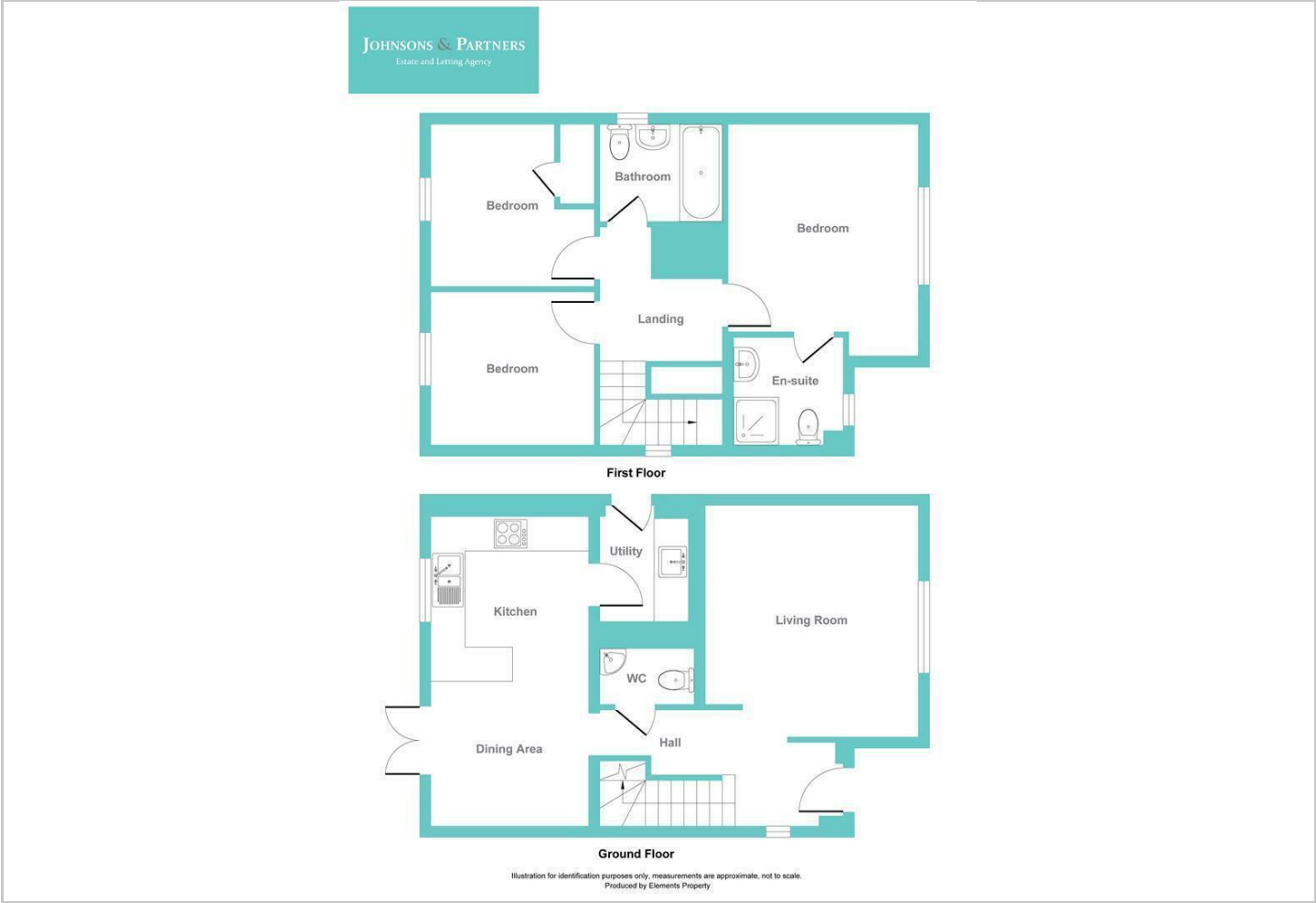
Hybrid Map



Terrain Map



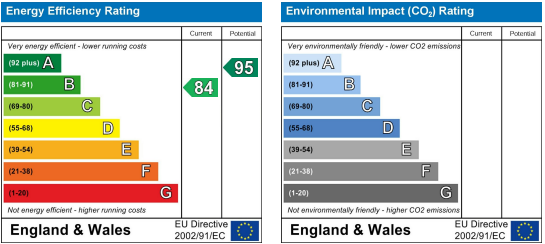
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.