

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 36 BULCOTE DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5AX

£380,000



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Deceptively Spacious Four Bedroom Detached Home | Modern Interiors Throughout | Ground Floor Bedroom | Two Reception Rooms | South East Facing Rear Garden | Versatile Outbuildings |

Situated in the charming suburb of Burton Joyce, this detached four-bedroom house on Bulcote Drive offers a modern sanctuary for families seeking comfort, space, and convenience. Recently refurbished to a high standard, the property boasts contemporary interiors, ensuring you can move in without the fuss of immediate renovations.

Entering via the kitchen, you are then lead into a generous living room where a feature fireplace invites cosy evenings. Through the living room you have a separate dining room which provides the perfect setting for family meals and entertaining guests. Further complementing the ground floor is a versatile bedroom that can effortlessly transform into a playroom, study, or additional living space, catering to your family's evolving needs.

Natural light floods the large conservatory, offering picturesque views of the South East facing private rear garden, which promises a tranquil outdoor retreat. The ground floor also hosts a well-equipped bathroom, adding to the convenience of this thoughtfully designed home.

Upstairs, three well-appointed bedrooms ensure restful nights for all, while the large outbuilding outside presents a myriad of uses—be it a workshop, home gym, or storage.

Located in a sought-after area, this family home is located close to local amenities, reputable schools, and excellent transport links, making daily commutes and weekend explorations a breeze.

Parking is a breeze with two designated spaces, adding further appeal to this already attractive residence. Viewings of this superb home are highly recommended to truly appreciate the lifestyle it offers. Don't miss the opportunity to create cherished memories in this delightful family abode.

## Entrance

### Breakfast Kitchen

14'9" x 9'9" (4.52 x 2.98)

### Living Room

18'9" x 11'3" (5.73 x 3.43)

### Dining Room

13'4" x 11'3" (4.08 x 3.43)

### Conservatory

12'4" x 10'8" (3.78 x 3.26)

### Ground Floor Bedroom

10'0" x 9'9" (3.07 x 2.98)

### Bathroom

6'9" x 6'2" (2.07 x 1.90)

### First Floor Landing

### Bedroom

14'11" x 11'4" (4.57 x 3.47)

### Bedroom

9'10" x 9'4" (3 x 2.87)

### Bedroom Three

9'4" x 6'5" (2.86 x 1.97)

### Outside Storage

15'3" x 9'1" (4.67 x 2.79)

### Agents Disclaimer

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

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

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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



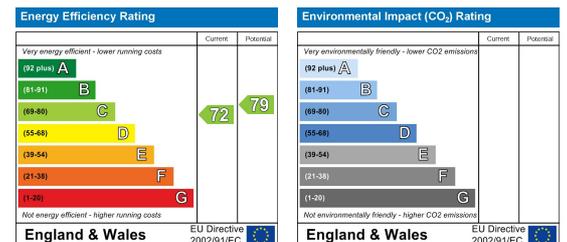
## Floor Plan



## 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



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