JOHNSONS & PARTNERS

Estate and Letting Agency



13 WOODSEND CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5DY

£330,000

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Three Bedrooms | Extended Semi Detached Home | Central Village Location | Close to Local Amenities | Dining Kitchen & Utility | Driveway and Garage | Well Presented Throughout |

Located in the charming village of Burton Joyce, this exquisite three-bedroom semi-detached home at Woodsend Close presents an exceptional opportunity for families seeking a harmonious blend of comfort and convenience. Situated in a peaceful cul-de-sac just off the bustling main street, this property benefits from a quiet, neighbourly atmosphere while remaining within arm's reach of local amenities and transport links.

Upon entering, you are welcomed by a spacious entrance hall leading to a cosy lounge and an additional living room, both basking in natural light and offering ample space for family activities and relaxation. The ground floor is notably extended to accommodate a stunning kitchen/diner that serves as the heart of the home, with views overlooking the beautiful south-west facing garden. A practical utility room complements the kitchen space, ensuring household chores are kept out of sight.

Upstairs, the first floor boasts three well-proportioned bedrooms and a family bathroom, all finished to a high standard to provide a comfortable and restful private retreat for each family member.

The property's exterior is just as impressive, featuring a well-maintained driveway, a convenient carport, and a garage, providing secure parking for two vehicles. The rear garden is a true sanctuary, ideal for children's play, family barbecues, or simply soaking up the sun.

With its superb location, excellent features, and generous space both indoors and out, viewings at Woodsend Close are highly advised to fully appreciate what this delightful home has to offer.

Entrance Hallway

Living Room
12'6" x 11'5" (3.83 x 3.48)

Living Room
11'7" x 11'5" (3.55 x 3.48)

Dining Kitchen
17'0" x 8'6" (5.2 x 2.61)

Utility Room
8'1" x 6'10" (2.48 x 2.1)

First Floor Landing

Bedroom One
12'6" x 11'5" (3.83 x 3.5)

Bedroom Two
11'6" x 11'5" (3.53 x 3.48)

Bedroom Three
6'11" x 6'4" (2.13 x 1.95)

Bathroom
7'3" x 7'0" (2.21 x 2.15)

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 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.

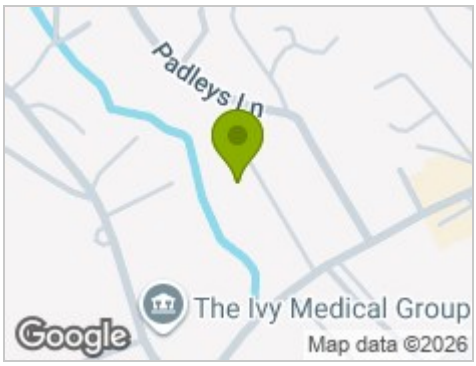








Road Map



Hybrid Map



Terrain Map



Floor Plan

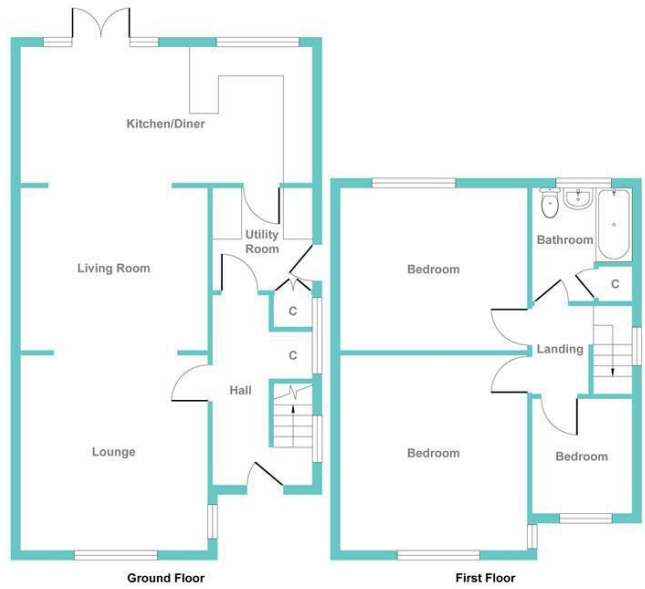
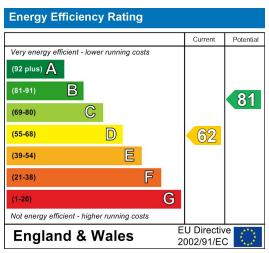


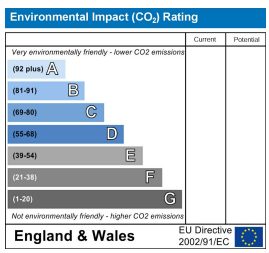
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.

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