

JOHNSONS & PARTNERS

Estate and Letting Agency



79 PADLEYS LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BW

OFFERS OVER £635,000



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Five Bedroom Detached Family Home | Indoor/Outdoor Living | Beautifully Presented | South Facing Rear Gardens | Modern Interiors Throughout | Tandem Garage | Popular Location | Viewing Advised |

Nestled within the serene locality of Padleys Lane in Burton Joyce, this stunning five-bedroom detached family home offers an unrivalled blend of contemporary living and comfort, perfect for modern families.

Recently extended, the rear of the property now boasts a magnificent open plan kitchen, living, and dining room, complete with underfloor heating for those cooler months. The modern kitchen is a chef's delight, featuring integrated appliances and a large central island, perfect for social cooking experiences or quick family breakfasts.

The living area, a tranquil retreat, invites the outdoors in with bi-fold doors that open out onto an elevated terrace area, revealing views of the beautiful south-facing rear gardens. This bright space is perfect for both relaxation and hosting, seamlessly connecting with the spacious dining area, which promises to be the backdrop to many cherished family memories.

Additional ground floor conveniences include a separate living room, providing an intimate space for quieter moments, a versatile fifth bedroom that can double as a home office or playroom, a utility room, and a practical shower room.

Upstairs, the accommodation continues with four well-proportioned bedrooms, with the principal suite benefitting from a private en-suite, while a stylish family bathroom caters to the rest of the household.

Outside, the property's south-facing rear garden, encircled by lush greenery, ensures privacy and a peaceful haven for outdoor activities or simply soaking up the sun.

Located close to the village's array of amenities, excellent schools, transport links, and idyllic countryside walks, this property ticks all the boxes for a family in search of their forever home.

An absolute must-view property.

Entrance Hallway

Kitchen Area

10'8" x 18'6" (3.27 x 5.64)

Living and Dining Area

12'0" x 29'10" (3.68 x 9.10)

Utility Room

10'5" x 4'3" (3.20 x 1.30)

Living Room

22'2" x 11'6" (6.78 x 3.53)

Bedroom Five/Home Office/Play Room

18'2" x 9'5" (5.56 x 2.88)

Ground Floor Shower Room

6'8" x 5'5" (2.05 x 1.66)

First Floor Landing

Bedroom One

10'7" x 17'8" (max) (3.24 x 5.39 (max))

En-Suite

6'0" x 7'1" (1.83 x 2.18)

Bedroom Two

13'3" x 11'10" (4.05 x 3.62)

Bedroom Three

9'10" x 12'1" (3 x 3.70)

Bedroom Four

13'1" (max) x 9'1" (4 (max) x 2.77)

Bathroom

8'0" x 5'8" (2.45 x 1.73)

Tandem Garage

36 x 9 (10.97m x 2.74m)

Agents Disclaimer

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

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.

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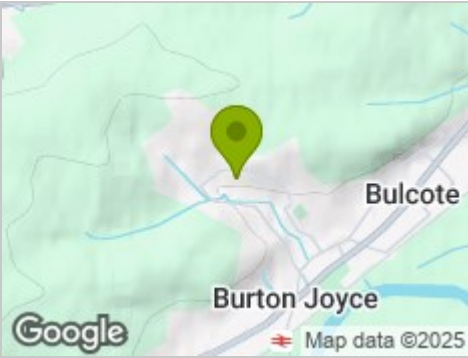
Road Map



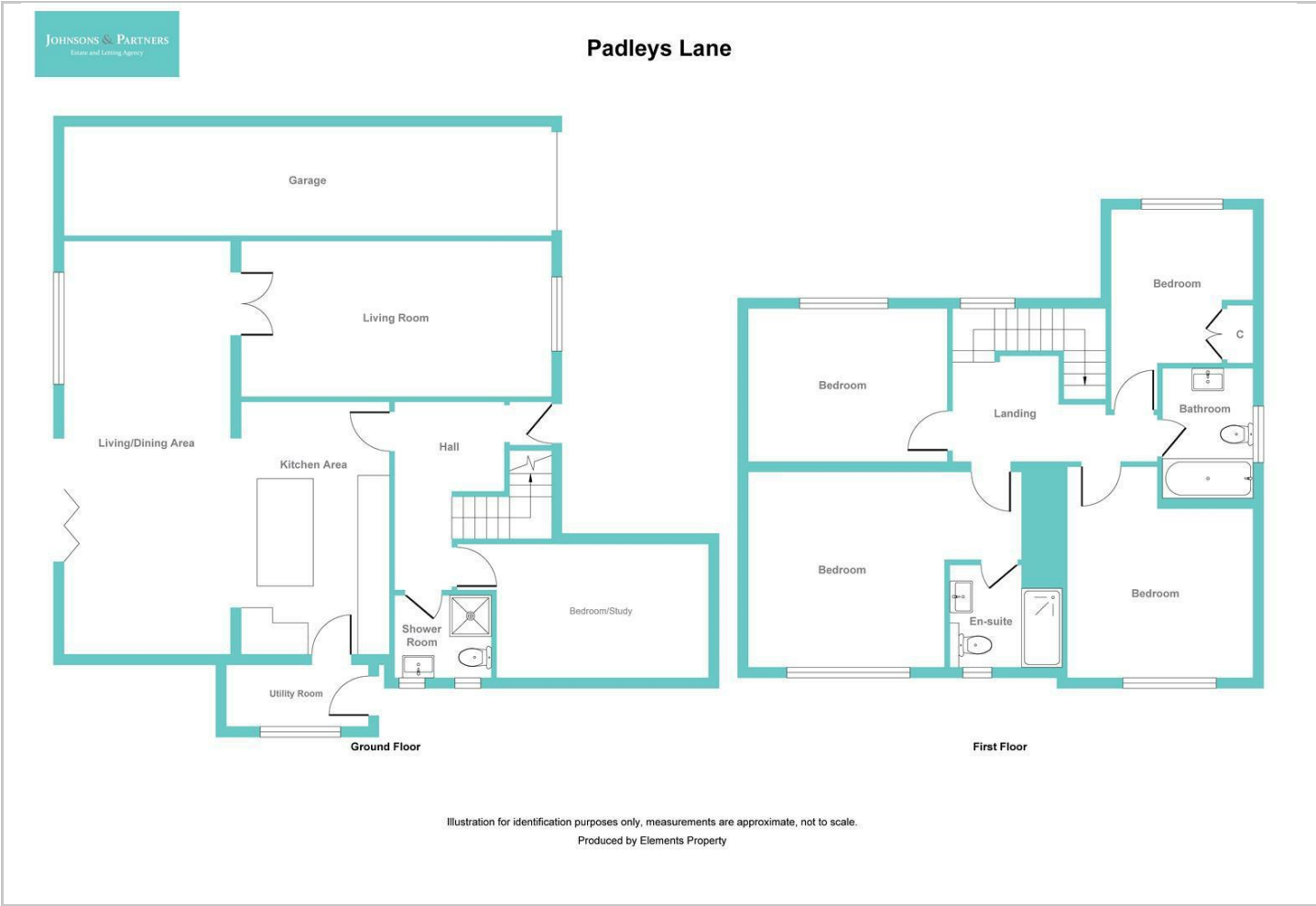
Hybrid Map



Terrain Map



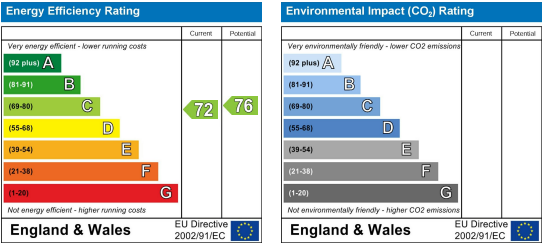
Floor Plan



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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