

# JOHNSONS & PARTNERS

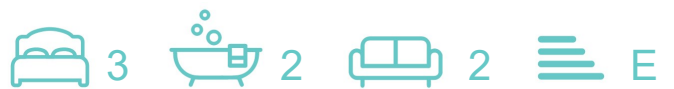
Estate and Letting Agency



**182 NOTTINGHAM ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5BD

**£375,000**



# 182 NOTTINGHAM ROAD

BURTON JOYCE, NOTTINGHAM, NG14 5BD

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3 Bedrooms | Detached Family Home | Superb Open Countryside Views | Impressive 24ft Lounge/Diner | Separate Home Office | Kitchen/Diner | Principal Bedroom with En-Suite | Tandem Garage & Generous Driveway | Landscaped & Tiered Rear Garden | Viewings are Highly Advised |

There is something particularly appealing about a home that combines village life with a genuine sense of open space, and this individual detached property on Nottingham Road does exactly that. With far-reaching countryside views immediately opposite, generous accommodation extending to approximately 1,626 sq ft and a wonderfully versatile layout, this is a home with far more space than its three-bedroom configuration might initially suggest.

Step inside and the proportions quickly become apparent. A welcoming entrance hall leads through to the impressive lounge/diner, extending to over 24ft and creating a superb everyday living and entertaining space. Exposed ceiling beams, timber flooring and a brick fireplace bring warmth and character, while windows across multiple elevations and French doors onto the garden allow plenty of natural light into the room.

The kitchen/diner is another excellent family space, fitted with a comprehensive range of contemporary cabinetry alongside generous preparation and storage space. A useful utility area is incorporated into the room, with direct access to the garden and a ground-floor WC close by.

Completing the ground floor is a separate reception room, currently arranged as a dedicated home office. At over 15ft in length, it offers considerably more flexibility than a typical study and could equally become a snug, playroom or occasional guest space.

Upstairs, the principal bedroom is an impressive double with fitted wardrobes, its own en-suite shower room and wonderful views across the surrounding countryside. Bedroom two is another particularly generous double, again enjoying the outlook to the front and benefiting from excellent storage, while bedroom three provides a comfortable additional bedroom. A contemporary four-piece family bathroom, together with a separate WC, completes the first floor.

Outside, a broad block-paved frontage provides excellent off-road parking and access to the tandem garage. To the rear, the landscaped garden has been designed with ease of maintenance in mind, providing an attractive space for outdoor dining and entertaining, with the wooded backdrop giving the garden a surprisingly private feel.

And then there is the setting. Burton Joyce remains one of the area's most sought-after villages, offering a strong sense of community alongside everyday amenities and excellent connections into Nottingham. Here, the open countryside is quite literally across the road, creating an outlook that is difficult to replicate.

A spacious, highly versatile home in a setting that gives you the best of both worlds — village life, countryside on the doorstep and Nottingham within easy reach.

#### Entrance Hallway

#### Lounge/Diner

24'7" x 12'6" (7.51m x 3.83m)

#### Kitchen/Diner

18'11" x 12'4" (5.77m x 3.78m)

#### Reception Room / Study

15'5" x 8'1" (4.72m x 2.47m)

#### Ground Floor WC

#### First Floor Landing

#### Main Bedroom

15'10" x 11'3" (4.83m x 3.45m)

#### En-Suite

7'1" x 4'6" (2.16m x 1.38m)

#### Bedroom Two

12'10" x 12'7" (3.92m x 3.84m)

#### Bedroom Three

8'6" x 7'5" (2.60m x 2.28m)

#### Separate WC

#### Tandem Garage

23'1" x 7'6" (7.05m x 2.30m)

#### 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 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

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



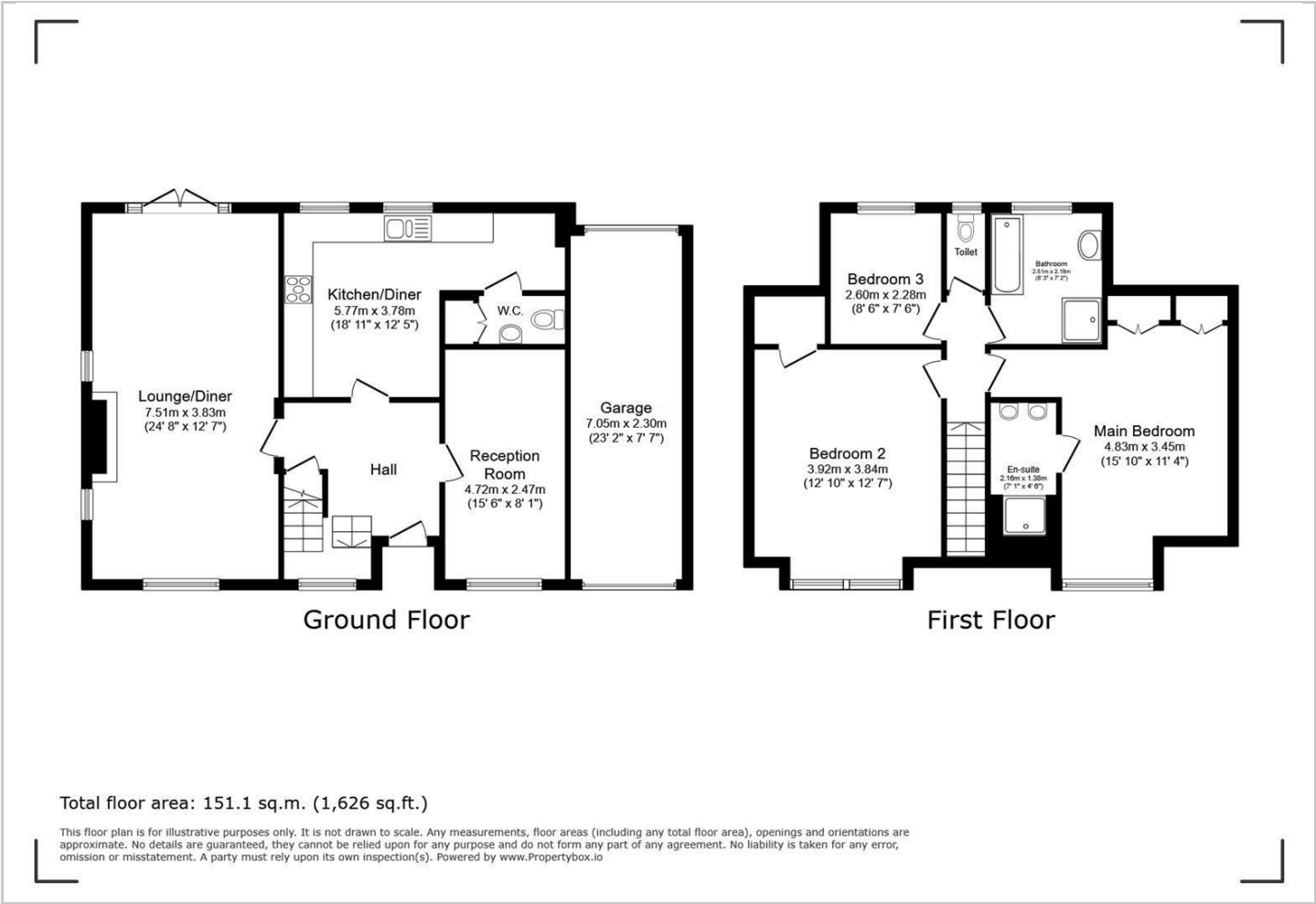
Hybrid Map



Terrain Map



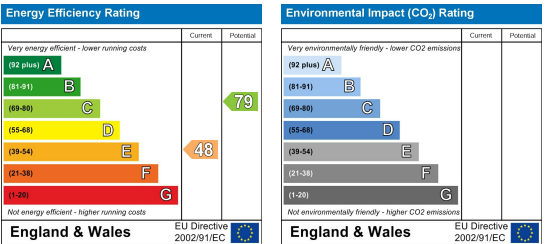
Floor Plan



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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