JOHNSONS & PARTNERS

Estate and Letting Agency



# 60 FOXHILL ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5DB

**£375,000**

3 3 2 C





# 60 FOXHILL ROAD

BURTON JOYCE, NOTTINGHAM, NG14 5DB

## £375,000





For Sale with NO CHAIN | Contemporary Detached Home | Three Bedrooms | Stunning Open-Plan Living | Conservatory | Garden Room | En-Suite | Burton Joyce Village Location | Viewings Advised |

A striking contemporary detached home offering over 1,120 sq ft of stylish accommodation in one of Nottinghamshire's most sought-after village locations.

Designed with modern living in mind, the property centres around an impressive open-plan kitchen, dining and living space featuring a contemporary fitted kitchen with integrated appliances, central island and ample space for entertaining. A generous conservatory provides additional reception space overlooking the rear garden, whilst a separate utility room and ground floor WC add practicality.

To the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. There are two further bedrooms and a modern family bathroom.

Outside, the enclosed rear garden offers a combination of lawn, patio and decked seating areas together with a versatile detached garden room, ideal as a home office, gym or studio. Driveway parking is located to the front.

Burton Joyce remains one of the area's most desirable villages, offering excellent local amenities, popular schools, regular rail services to Nottingham and easy access to surrounding countryside.

A superb opportunity to acquire a distinctive modern home in a highly regarded village setting. Viewing is highly recommended.

## Entrance Hallway

## Ground Floor WC

## Utility/Office Space
6'8" x 5'0" (2.04 x 1.53)

## Open Plan Living/Dining and Kitchen
22'3" x 17'6" (6.80 x 5.35)

## Conservatory
16'11" x 6'11" (5.16 x 2.13)

## First Floor Landing

## Bedroom One
16'10" x 9'6" (5.15 x 2.90)

## En-Suite
9'11" x 5'9" (3.03 x 1.76)

## Bedroom Two
12'7" x 8'6" (3.86 x 2.60)

## Bedroom Three
10'0" x 6'2" (3.07 x 1.88)

## Bathroom
6'6" x 5'8" (2.0 x 1.73)

## Garden Room/Summer House

## 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

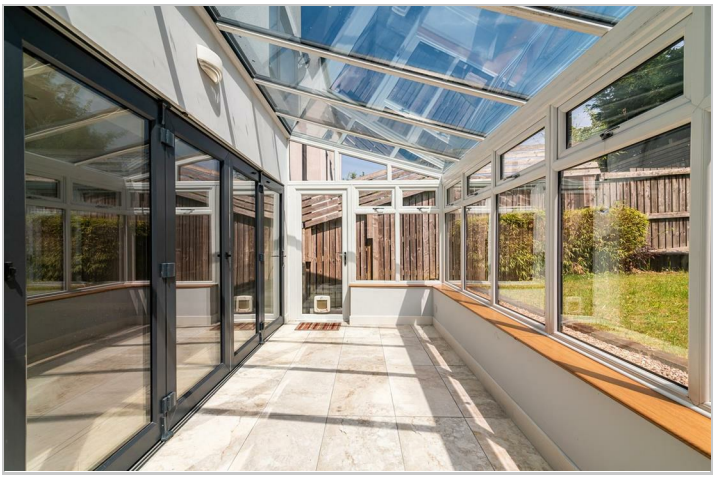
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



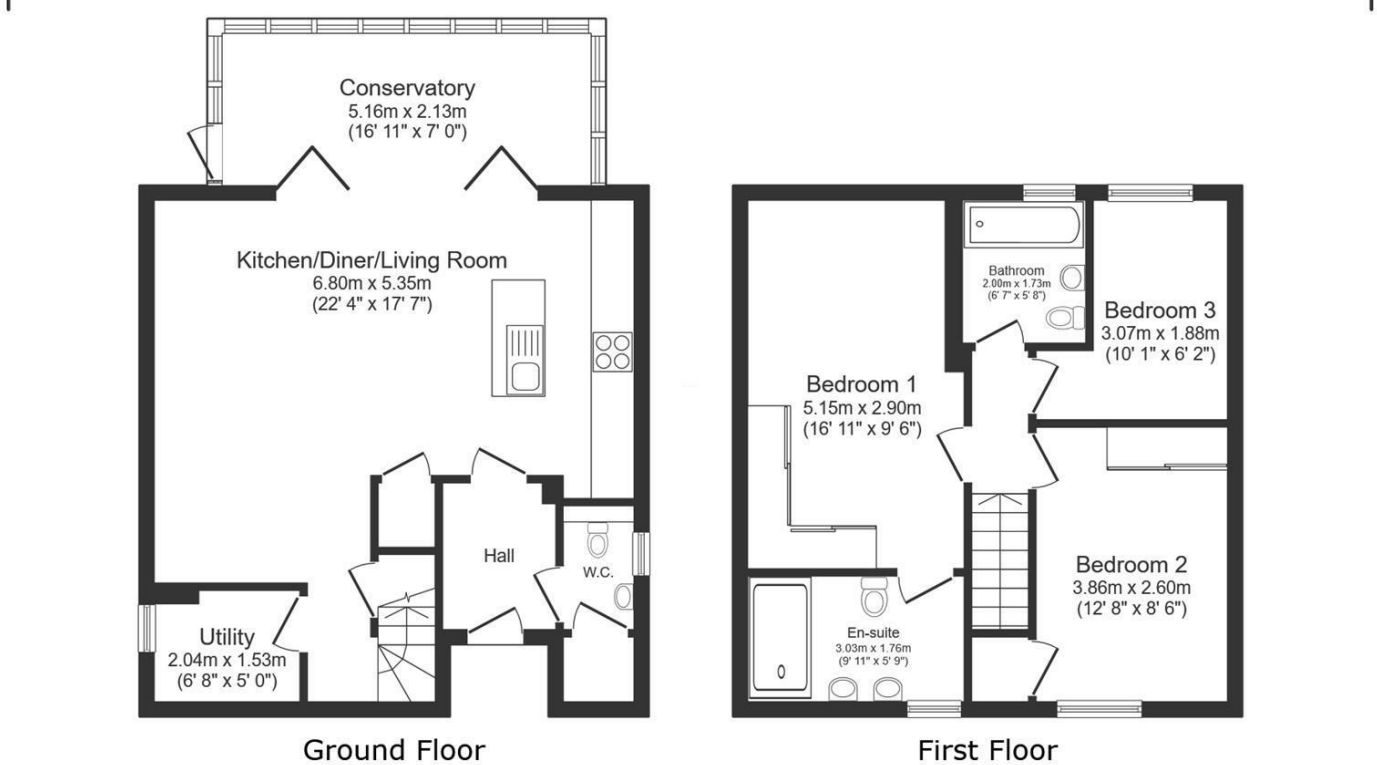

## Hybrid Map




## Terrain Map




## Floor Plan



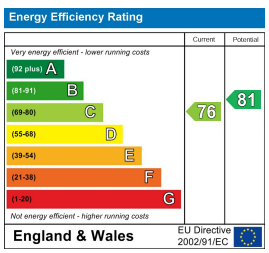

Total floor area: 104.3 sq.m. (1,123 sq.ft.)

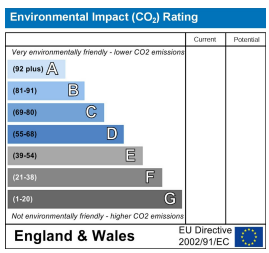
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.

111 Church Road, Burton Joyce, Nottingham, NG14 5DJ
**T:** 0115 931 2020 | **E:** burtonjoyce@johnsonsandpartners.co.uk
**www.johnsonsandpartners.co.uk**