

# JOHNSONS & PARTNERS

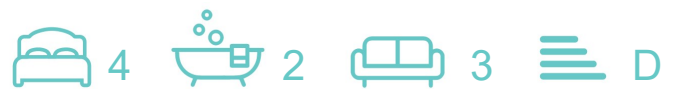
Estate and Letting Agency



**136 NOTTINGHAM ROAD, BURTON JOYCE**

NOTTINGHAM, NG14 5AU

**GUIDE PRICE £600,000**



# 136 NOTTINGHAM ROAD

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Four Bedrooms Detached Family Home | Three Reception Rooms | Study | Driveway for Multiple Vehicles and Double Garage | Breakfast Kitchen | Enclosed Gardens | Close to Amenities |

Guide Price - £600,000 - £630,000

Located in the sought-after village of Burton Joyce, this beautifully situated four-bedroom family home offers an idyllic setting for those seeking tranquillity and convenience. As you approach, you're greeted by a large driveway, capable of accommodating up to four vehicles, and encased by mature, verdant greenery, setting the stage for the warm welcome that lies within.

Upon entering, the porchway opens into a spacious hallway, immediately conveying the home's open and inviting atmosphere. The ground floor boasts a generous living room, basking in natural light and overlooking the picturesque front gardens—a perfect setting for family gatherings or quiet evenings. Adjacent lies a capacious dining room, flowing seamlessly into a study or home office, catering to the modern family's needs for both shared and private spaces.

The heart of the home, a breakfast kitchen, offers a convivial spot for morning interactions and leads out onto a charming rear patio and garden, where alfresco dining and outdoor activities await. A practical utility room completes the ground floor's well-thought-out layout.

Upstairs, the first floor accommodates the four well-proportioned bedrooms and a family bathroom. The main bedroom is a true retreat, recently renovated to include a large en-suite bathroom and a walk-in wardrobe/dressing room, creating an oasis of calm and luxury.

Externally, a large double garage complements the driveway, while the slightly elevated property proudly claims its private plot. Its proximity to local amenities, transport links, and schools, along with nearby riverside and countryside walks, adds to its allure for families.

Viewings are highly recommended to fully appreciate the lifestyle this delightful home offers.

Entrance Porch

Hallway

Living Room

17'8" x 14'0" (5.4 x 4.29)

Dining Room

16'4" x 13'9" (5 x 4.20)

Kitchen

11'10" x 9'8" (3.61 x 2.97)

Breakfast Room

11'10" x 11'1" (3.61 x 3.38)

Utility Room

WC

Study

10'5" x 7'10" (3.18 x 2.39)

First Floor Landing

Bedroom One

13'10" x 13'9" (4.24 x 4.20)

Dressing Room

8'4" x 6'6" (2.56 x 2)

En-Suite

14'2" x 10'9" (4.32 x 3.28)

Bedroom Two

16'0" x 12'8" (4.89 x 3.87)

Bedroom Three

9'10" x 7'9" (3 x 2.38)

Bedroom Four

11'11" x 7'0" (3.64 x 2.14)

Shower Room

9'2" x 7'11" (2.80 x 2.42)

Garage

19'8" x 17'8" (6 x 5.4)

### 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 G

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.

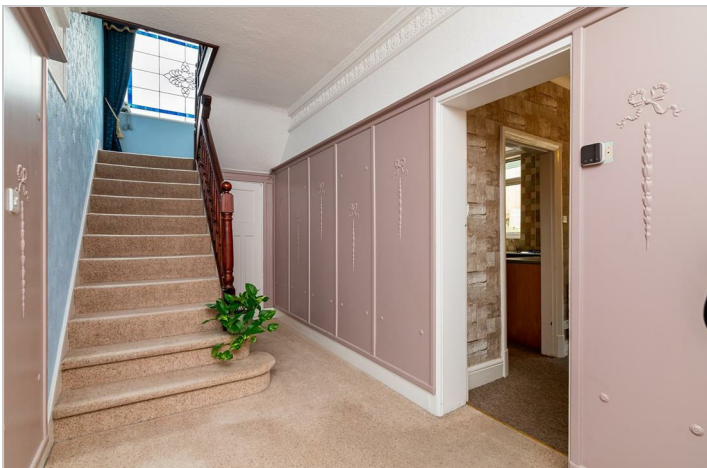
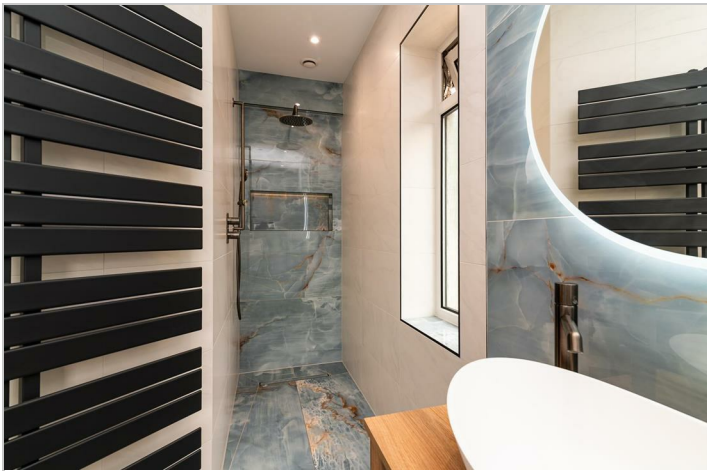
The vendor has advised the following:

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



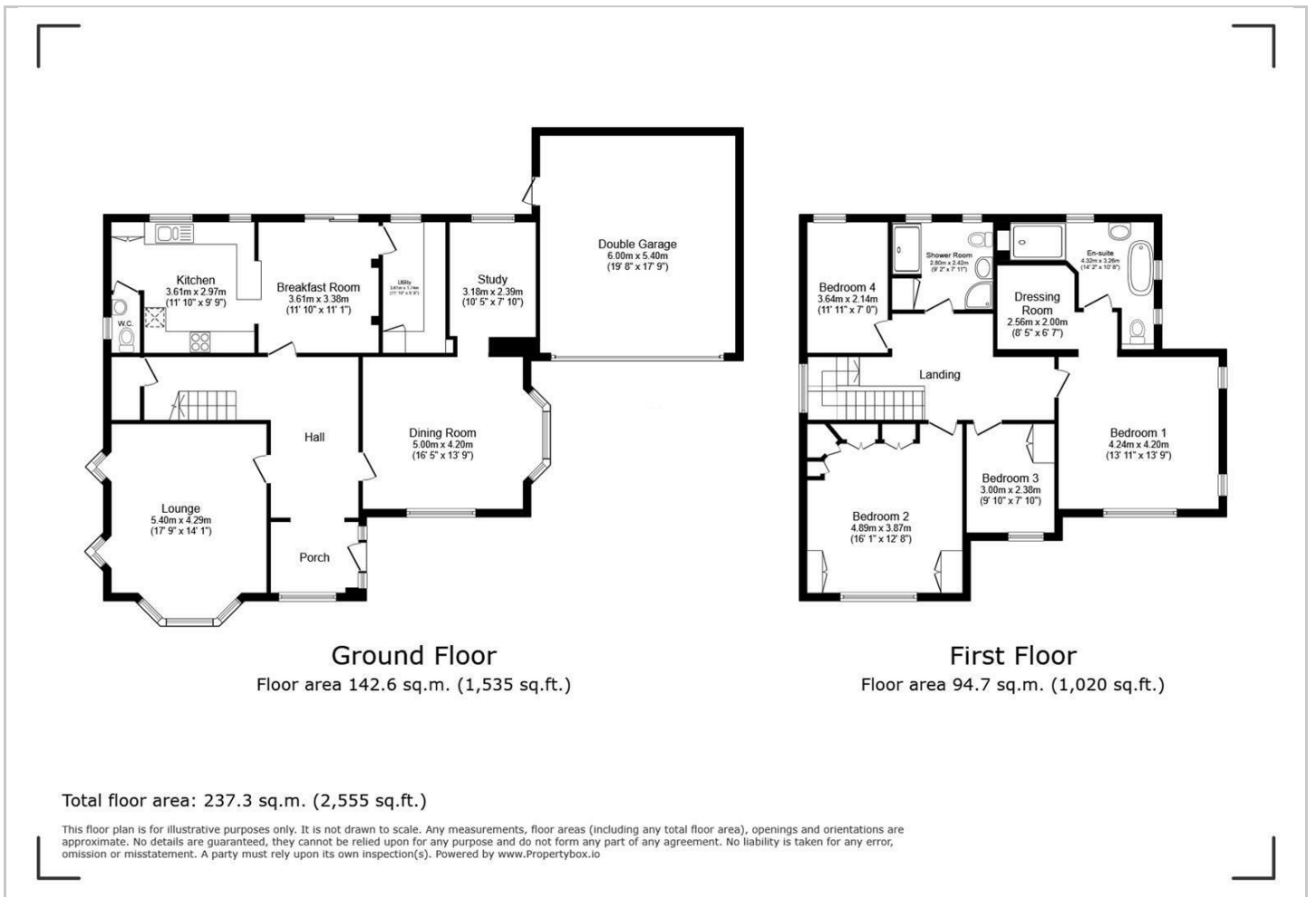
## Hybrid Map



## Terrain Map



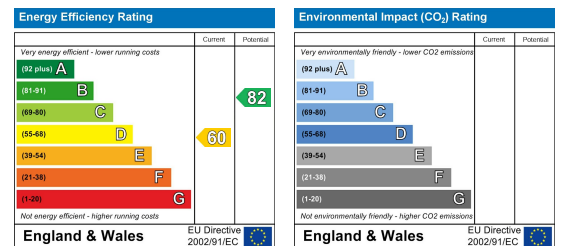
## Floor Plan



## 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



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.