JOHNSONS & PARTNERS

Estate and Letting Agency



30 BURROWS DRIVE, BINGHAM

NOTTINGHAM, NG13 7AT

£340,000

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Modern Four Bedroom Detached Home | Dining Kitchen and Utility Room | Ground Floor WC | Driveway and Garage | Main Bedroom with En-Suite | Close to all Local Amenities | Viewing Advised |

Nestled on the sought-after Burrows Drive in Bingham, this beautifully presented, modern four-bedroom detached house offers an exceptional opportunity for a variety of buyers seeking contemporary living in a thriving community. Built just a couple of years ago, the property has been thoughtfully upgraded by the current owners, boasting stylish interiors and a host of practical features throughout.

Upon entering, you are greeted by a welcoming hallway and a convenient ground floor WC. The heart of the home is undoubtedly the spacious dining kitchen, complete with quality fittings and ample space for family gatherings, complemented by a separate utility room for added convenience. The wonderful living room provides a perfect space to relax and unwind.

Upstairs, you'll find four well-proportioned bedrooms, including a superb principal bedroom with its own en-suite shower room, as well as a modern family bathroom. Each room offers comfortable accommodation ideal for families, professionals, or those seeking versatile living space.

Outside, the low-maintenance, enclosed rear garden offers privacy and a safe haven for children or pets. The garage has been converted into a workshop, ideal for hobbyists or storage, but can easily be reverted to its original use. Off-road parking for two vehicles adds further appeal.

Situated on an extremely popular new development, this home is close to local amenities, excellent transport links, and well-regarded schools. Early viewings are highly recommended to appreciate all this wonderful property has to offer.

Entrance Hallway

Living Room
11'10" x 14'4" (3.62m x 4.37m)

Dining Kitchen
18'8" x 11'1" (5.71m x 3.38m)

Ground Floor WC

First Floor Landing

Bedroom One
10'8" x 11'10" (3.27m x 3.61m)

En-suite

Bedroom Two
9'2" x 11'6" (2.81m x 3.53m)

Bedroom Three
9'10" 9'2" x 8'3" (3 2.81m x 2.52m)

Bedroom Four
7'8" x 7'3" (2.35m x 2.23m)

Bathroom

Garage

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Rushcliffe 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.

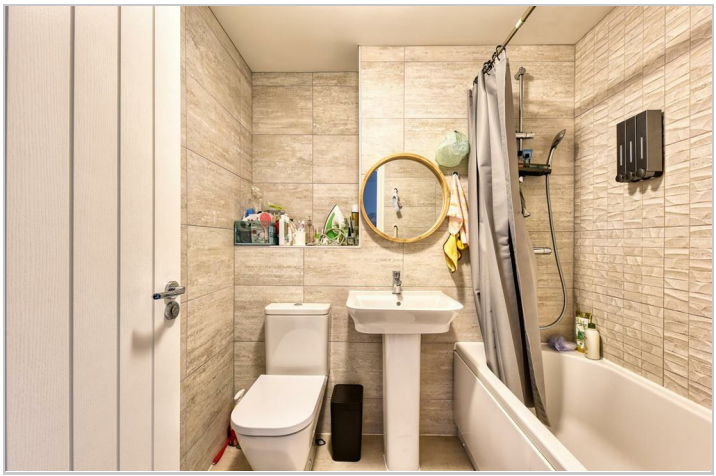
The vendor has advised the following:

Property Tenure is Freehold

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



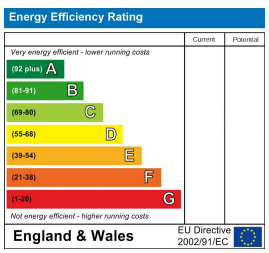
Floor Plan

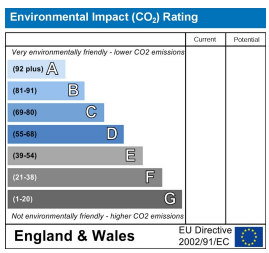


Viewing

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 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