

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 4 ORCHARD CLOSE, BURTON JOYCE

NOTTINGHAM, NG14 5EF

£400,000



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For Sale with NO CHAIN | Detached Three Bedroom Home | Living Room and Separate Dining Room | Breakfast Kitchen | Popular Location | Close to the Village Centre | Close to Local Transport Links |

Positioned in the tranquil surroundings of Orchard Close, Burton Joyce, this exquisite three-bedroom detached home beckons families and a diverse spectrum of buyers to its door. Exuding elegance and meticulously maintained, this property offers an array of delightful features guaranteed to impress.

The house unfolds with a versatile layout, boasting a modern breakfast kitchen, promising an uplifting start to the day. The spacious living room offers a sanctuary of relaxation, while a separate dining room stands ready to host your memorable gatherings. A snug room provides a cosy nook for quieter moments, and convenience is considered with a handy ground floor bathroom.

Upstairs, three well-appointed bedrooms are served by an additional WC, offering a private retreat for all family members. Astute buyers will note the potential to transform this property into a charming dormer bungalow by reconfiguring the downstairs layout and adapting the third bedroom into a luxurious bathroom.

Outside, a beautiful private rear garden awaits, a verdant oasis for play and leisure, while the property benefits from a driveway and a detached garage, ensuring ample parking for two vehicles.

Set in an extremely popular location, this residence is a stone's throw from the village centre, replete with local amenities and within easy reach of public transport links, including rail services.

Offered for sale with no chain, this property streamlines your move to a dream home. A must-view, this home promises a blend of comfort, convenience, and charm in the heart of Nottinghamshire.

**Entrance Hallway**

**Living Room**

16'9" x 11'10" (5.13 x 3.62)

**Dining Room**

12'2" x 10'0" (3.71 x 3.07)

**Breakfast Kitchen**

15'9" x 10'11" (4.81 x 3.35)

**Snug**

8'10" x 8'6" (2.70 x 2.60)

**Ground Floor Bathroom**

7'10" x 7'10" (2.40 x 2.40)

**First Floor Landing**

**Bedroom One**

15'9" x 10'2" (4.82 x 3.10)

**Bedroom Two**

13'8" x 9'10" (4.18 x 3.02)

**Bedroom Three**

9'2" x 7'4" (2.80 x 2.25)

**WC**

**Garage**

20'1" x 9'0" (6.13 x 2.75)

**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

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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.

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



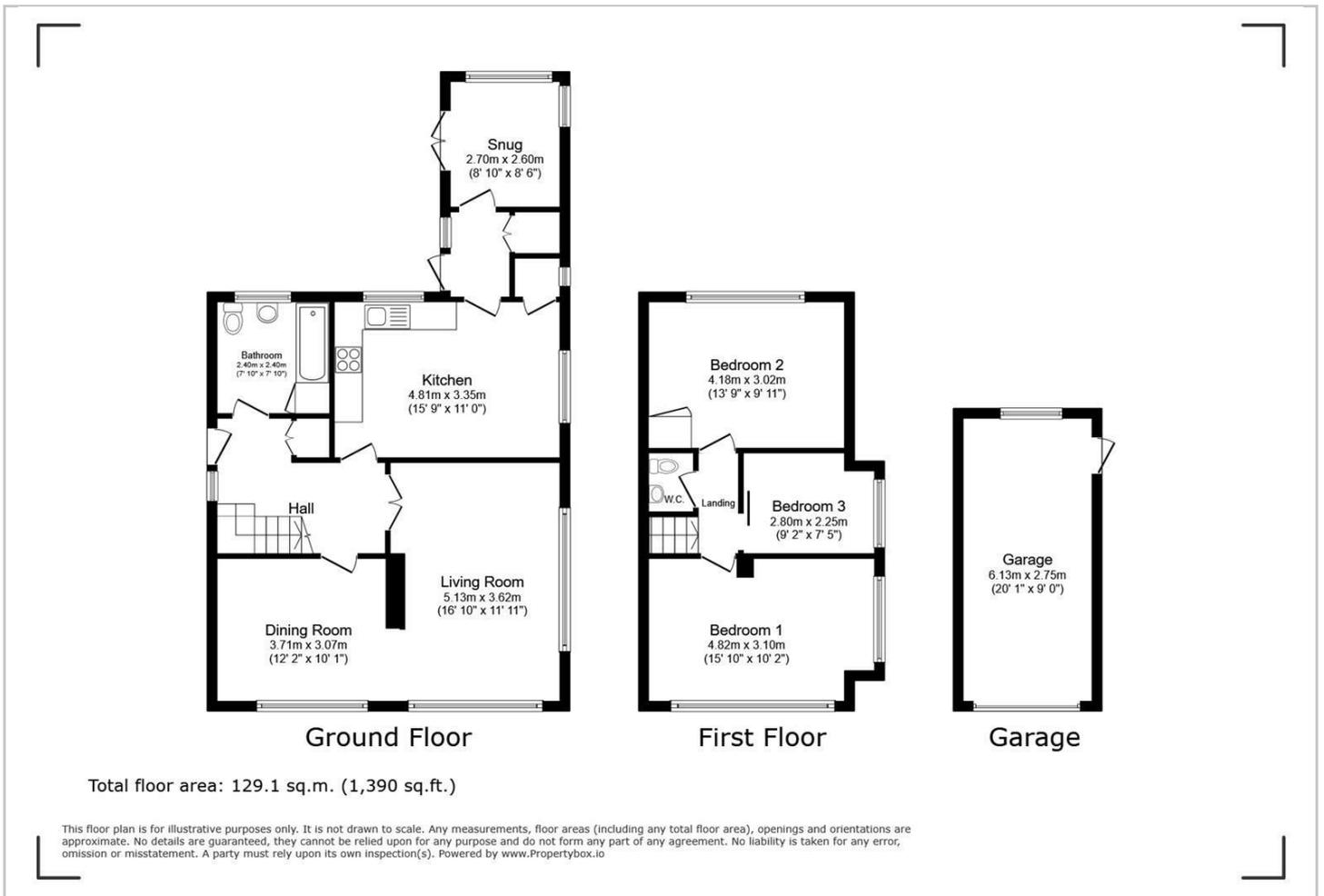
## Hybrid Map



## Terrain Map



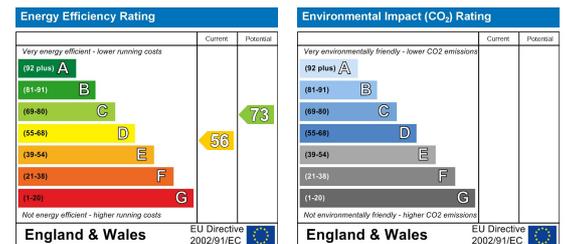
## Floor Plan



## 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.