

JOHNSONS & PARTNERS

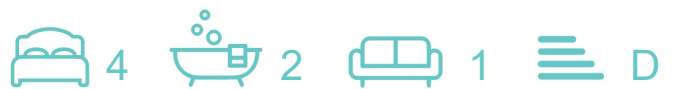
Estate and Letting Agency



12 FARNSFIELD AVENUE, BURTON JOYCE

NOTTINGHAM, NG14 5GF

£410,000



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Beautifully Extended Four Bedroom Home | Stunning Open Plan Living | Quiet Cul-de-Sac Location |

Beautifully extended and finished to an exceptional standard throughout, this impressive four-bedroom family home combines contemporary living with versatile accommodation desirable residential location, Burton Joyce.

Set within a quiet cul-de-sac, the property has been thoughtfully remodelled to create a home perfectly suited to modern family life. At its heart is a stunning open-plan kitchen, dining and living space, flooded with natural light from roof lanterns and large sliding doors that open directly onto the rear garden. The beautifully designed shaker-style kitchen, complete with a central breakfast island, creates an inviting space for everyday living, entertaining and family gatherings alike.

Complementing the open-plan layout is a separate bay-fronted living room, offering a cosy retreat, while an additional reception room provides excellent flexibility as a home office, playroom or snug. A practical utility room and ground floor WC complete the accommodation on the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom with its own contemporary en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, all finished in keeping with the high standard seen throughout the home.

Outside, the property continues to impress with a generous rear garden offering plenty of space for children to play, outdoor dining and future landscaping opportunities. To the front, there is off-road parking, while the peaceful cul-de-sac setting provides a wonderful environment for families.

Burton Joyce remains one of Nottinghamshire's most sought-after villages, offering an excellent range of local amenities, highly regarded schools, riverside walks, regular public transport links and a railway station providing direct services into Nottingham and beyond.

Entrance Hallway

Open-plan kitchen/dining/living

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Kitchen Area

11'11" x 11'5" (3.65m x 3.48m)

Living Area

12'11" x 11'2" (3.95m x 3.42m)

Dining Area

11'6" x 10'8" (3.52m x 3.26m)

Utility

7'10" x 6'6" (2.40 x 2.0)

Lounge

11'6" x 10'11" (3.52m x 3.33m)

Home office

10'1" x 7'10" (3.09m x 2.40m)

First Floor Landing

Principal bedroom

13'2" x 11'1" (4.02m x 3.40m)

En-suite

6'11" x 6'8" (2.11m x 2.05m)

Bedroom Two

14'8" x 11'1" (4.49m x 3.40m)

Bedroom Three

11'11" x 8'6" (3.65m x 2.60m)

Bedroom Four

11'10" x 7'10" (3.61m x 2.40m)

Family bathroom

7'8" x 5'7" (2.36m x 1.71m)

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 handle the sale.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

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.



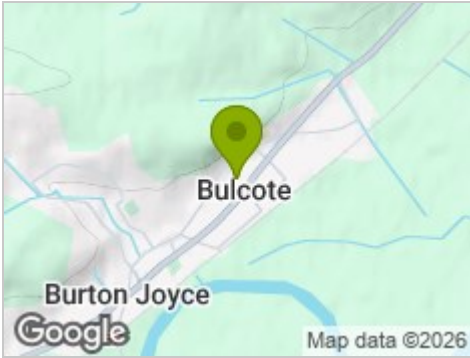
Road Map



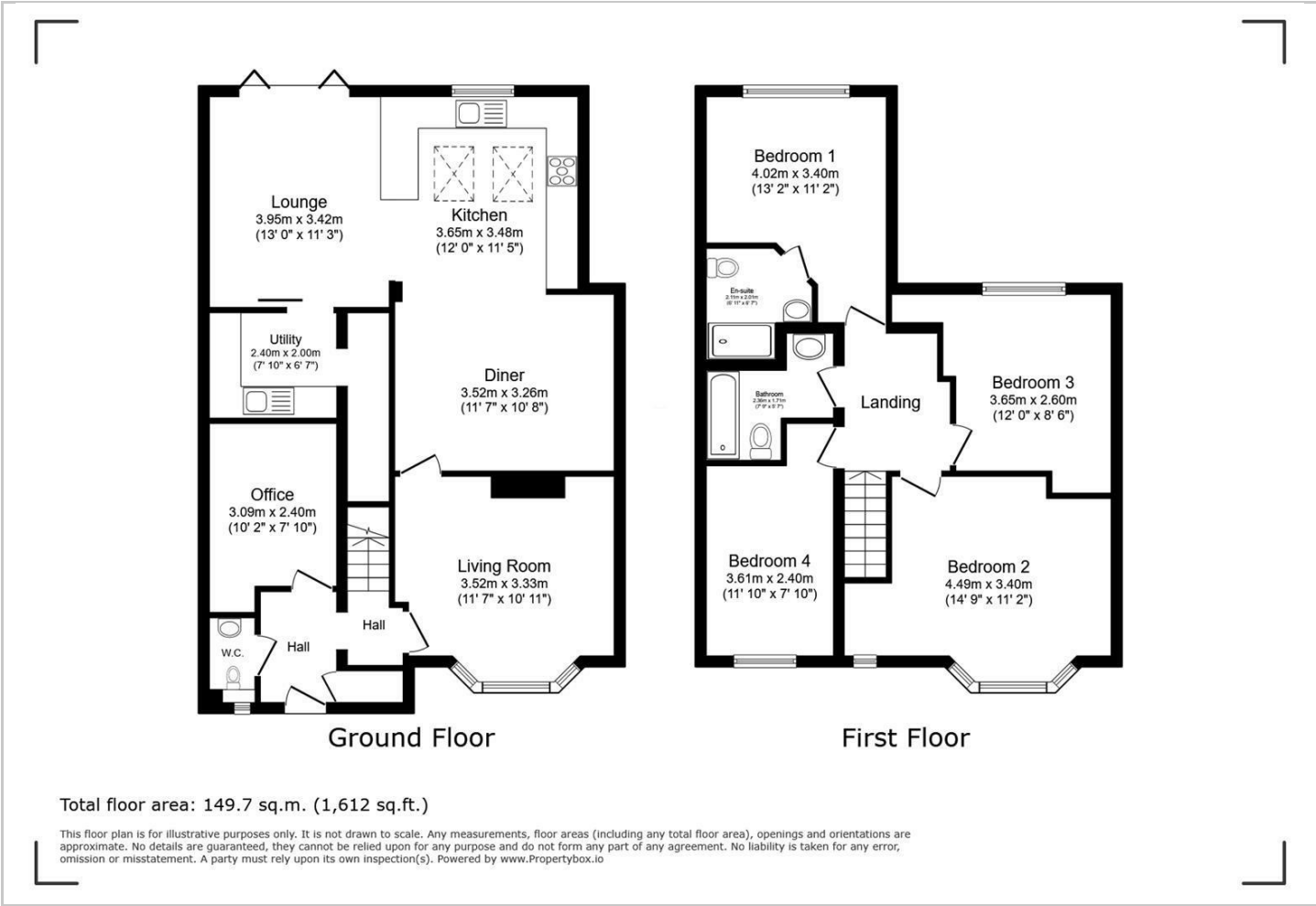
Hybrid Map



Terrain Map



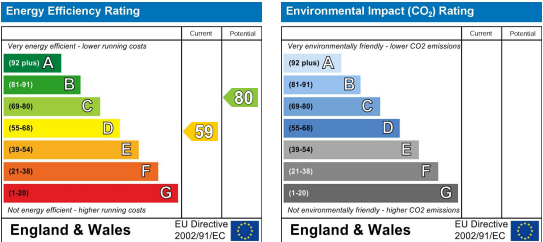
Floor Plan



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.