

JOHNSONS & PARTNERS

Estate and Letting Agency



17 MAGPIE STREET, BURTON JOYCE

NOTTINGHAM, NG14 5LH

£490,000



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Beautifully styled, immaculately presented and designed around modern family life, this impressive four-bedroom detached home combines generous proportions with a superb contemporary finish in the sought-after village of Burton Joyce.

The moment you step inside, the quality of the presentation is immediately apparent. A generous entrance hall creates a welcoming first impression, leading through to a fabulous bay-fronted living room. Beautifully finished in soft neutral tones, the room centres around a striking bespoke media wall with integrated flame-effect fire, illuminated display shelving and space for a large television.

The real heart of the home, however, is the exceptional kitchen and dining space. Extending to almost 29ft, this is a fantastic everyday family room as well as somewhere made for entertaining. Dark contemporary cabinetry is complemented by contrasting work surfaces, brass detailing and a substantial peninsula with breakfast-bar seating, while the dining area sits alongside full-width bi-folding doors opening directly onto the garden. A separate utility room, WC and integral garage complete the ground floor.

Upstairs, the sense of space continues with four well-proportioned bedrooms. The principal bedroom enjoys its own en-suite, while two further bedrooms are connected by a stylish Jack & Jill shower room. A beautifully appointed four-piece family bathroom provides both a bath and separate shower.

Outside, a double-width driveway provides ample off-road parking and access to the integral garage, while the enclosed rear garden offers a generous lawn and patio area – an easy, private space for summer dining and family life.

Positioned within this popular modern development, the property combines the ease and efficiency of a newer home with access to everything that makes the village so desirable, including local shops and amenities, well-regarded schooling, countryside walks and excellent transport connections into Nottingham.

Entrance Hall
15'3" x 8'8" (4.67m x 2.66m)

Living Room
19'5" x 11'7" (5.94m x 3.54m)

Kitchen Diner
28'10" x 10'11" (8.79m x 3.35m)

Utility Room
8'9" x 6'2" (2.67m x 1.90m)

WC

Garage
23'11" x 10'0" (7.29m x 3.07m)

First Floor

Bedroom One
13'8" x 10'5" (4.17m x 3.18m)

En-Suite
9'8" x 5'4" (2.97m x 1.63m)

Bedroom Two
14'2" x 9'8" (4.32m x 2.97m)

Bathroom / Jack & Jill
6'9" x 5'10" (2.08m x 1.78m)

Bedroom Three
14'7" x 11'7" (4.47m x 3.54m)

En-Suite
9'7" x 5'4" (2.93m x 1.63m)

Bedroom Four
10'5" x 10'2" (3.20m x 3.10m)

Family Bathroom
6'9" x 5'4" (2.08m x 1.65m)

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 - Insert Local 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

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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.



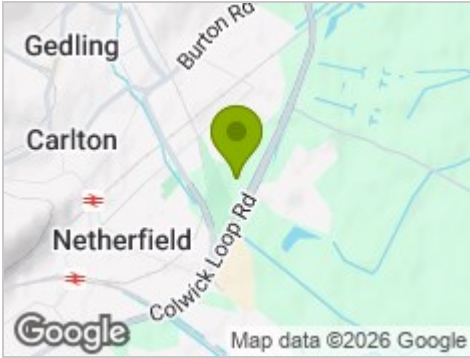
Road Map



Hybrid Map



Terrain Map



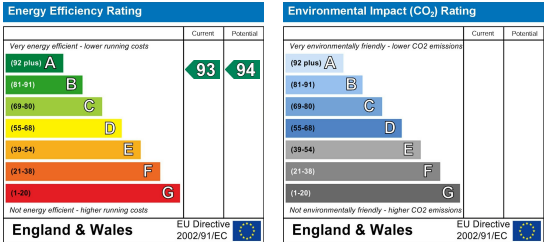
Floor Plan



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.