

JOHNSONS & PARTNERS

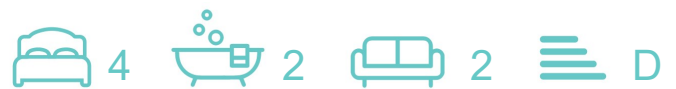
Estate and Letting Agency



31 WILLOW CLOSE

NOTTINGHAM, NG14 5FF

OFFERS IN THE REGION OF
£385,000



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BURTON JOYCE, NOTTINGHAM, NG14 5FF

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When choosing your new home, location is a vital part of the decision making process; this particular detached family sized four bedroom home well and truly ticks that particular box. The double glazed and centrally heated property sits toward the head of an established residential cul de sac close to the heart of this extremely popular village. Burton Joyce has a wide range of family friendly amenities as well as excellent public transport links including rail. In brief the accommodation comprises reception hallway, cloakroom, bay fronted lounge with doors through to the dining room which in turn has sliding doors through to the conservatory which overlooks the rear garden, there is a dining kitchen and separate utility room and a double garage completes the ground floor. To the first floor there is a landing with access to four bedrooms with the master having an en suite as well as the family bathroom. To the outside there is a low maintenance garden and driveway. To the rear is a patio seating area with steps leading down to the lawned garden and planted borders. The property has good sized accommodation and offers the new owners the scope to modernise to their own style and tastes; in order to fully appreciate all the property has to offer please contact us now to book your viewing appointment.

Hall
15'0" x 6'7" (4.57 x 2.01)

Cloakroom
8'1" x 3'2" (2.46 x 0.97)

Lounge
14'9" x 13'6" (4.50 x 4.11)

Dining Room
12'2" x 9'8" (3.71 x 2.95)

Conservatory
9'2" x 7'6" (2.79 x 2.29)

Kitchen
16'6" x 9'8" (5.03 x 2.95)

Utility Room
9'8" x 7'1" (2.95 x 2.16)

Bedroom One
13'8" x 13'0" (4.17 x 3.96)

En-suite
8'1" x 6'3" (2.46 x 1.91)

Bedroom Two
10'6" x 10'0" (3.20 x 3.05)

Bedroom Three
11'9" x 8'4" (3.58 x 2.54)

Bedroom Four
13'2" x 8'4" (4.01 x 2.54)

Family Bathroom
9'7" x 6'3" (2.92 x 1.91)

Garage
20'4" x 16'3" (6.20 x 4.95)

EPC
TBC (TBC)

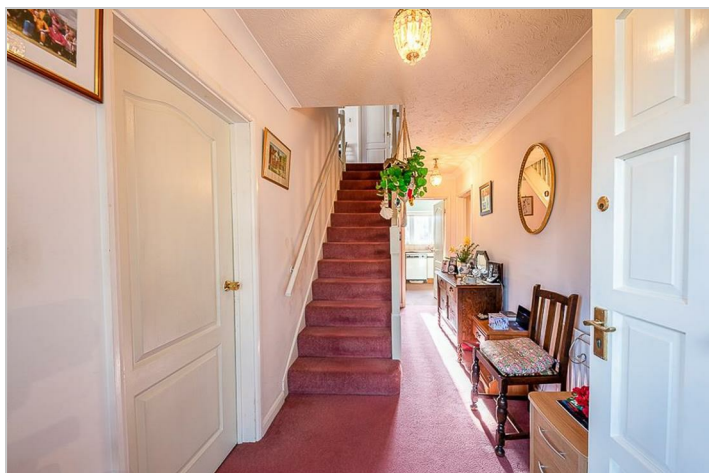
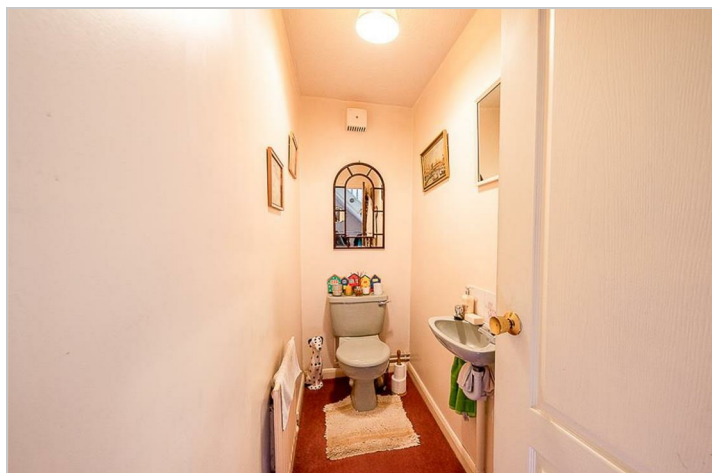
Council Tax
F (F)

Agents Notes

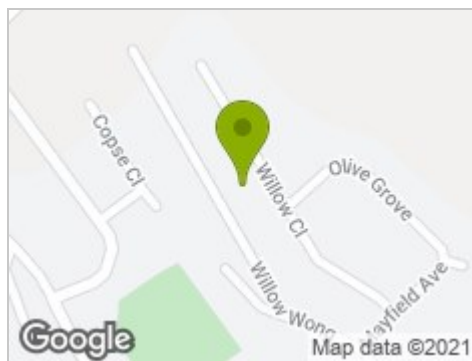
Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.



Road Map



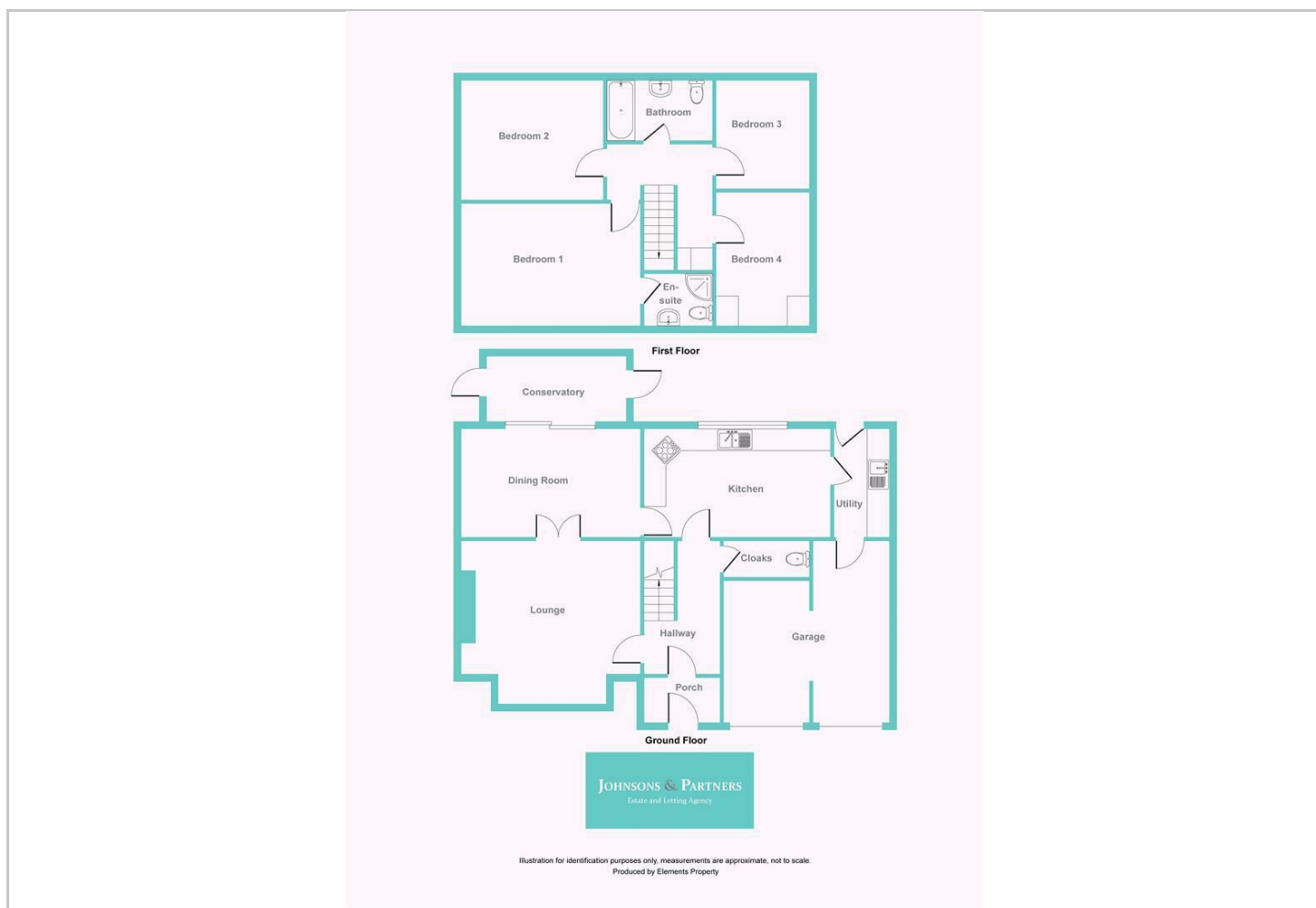
Hybrid Map



Terrain Map



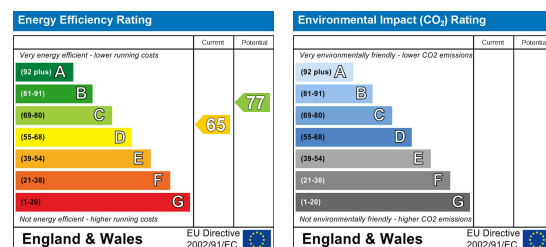
Floor Plan



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.