JOHNSONS & PARTNERS

Estate and Letting Agency



66 CHESTERFIELD DRIVE, BURTON JOYCE

NOTTINGHAM, NG14 5EQ

£450,000

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A Beautifully Presented Character Home | Stunning Open-Plan Kitchen, Dining & Family Space | Two Reception Rooms | Period Features | Generous Rear Garden | Driveway Parking | Sought-After Burton Joyce Location | Close to Local Village Amenities and Transport Links | Viewings are Highly Advised |

Set within one of Burton Joyce's most desirable residential areas, this beautifully presented three-bedroom home combines traditional character, thoughtfully designed interiors and generous accommodation extending to approximately 1,455 sq ft.

Behind its attractive red-brick frontage, the property reveals an inviting interior where exposed brick fireplaces, elegant joinery, beautiful flooring and carefully chosen finishes create a wonderful sense of warmth and individuality.

The ground floor offers a particularly appealing arrangement of living spaces. A separate sitting room provides a comfortable retreat, complete with an exposed brick fireplace, fitted cabinetry and decorative wall panelling.

To the rear, the heart of the home is a superb open-plan kitchen, dining and family area. The beautifully fitted kitchen features classic cabinetry, a central island and statement range-style cooker, opening into a generous dining space and relaxed family lounge. A characterful brick fireplace with stove creates a striking focal point, making this an exceptional space for entertaining and everyday family life.

A practical utility room and stylish ground-floor bathroom complete the accommodation on this level.

Upstairs, the first floor offers two well-proportioned bedrooms, including the principal bedroom with its own en-suite shower room, together with a separate WC. A staircase leads to the second floor, where a spacious third bedroom provides a wonderfully versatile additional room.

Outside, the property enjoys a generous enclosed rear garden, with an extensive paved terrace ideal for outdoor dining, a substantial lawn and space for children's play. A driveway provides convenient off-road parking.

Burton Joyce is renowned for its welcoming village atmosphere, excellent local amenities, independent shops and cafés, and convenient connections to Nottingham.

A distinctive home offering character, comfort and beautifully considered living spaces in a highly regarded village setting.

Entrance Lobby

Living Room
11'9" × 11'0" (3.60 × 3.37)

Lounge
12'2" × 11'10" (3.71 × 3.61)

Kitchen/Diner
15'10" × 11'9" (4.85 × 3.60)

Utility
9'0" × 6'3" (2.76 × 1.92)

Bathroom
8'9" × 6'3" (2.69 × 1.92)

First Floor Landing

Bedroom One
11'6" × 11'5" (3.51 × 3.50)

En-Suite
7'8" × 4'0" (2.36 × 1.22)

Bedroom Three
11'10" × 11'1" (3.62 × 3.40)

Second Floor

Bedroom Two
12'5" × 11'10" (3.80 × 3.62)

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 - 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.

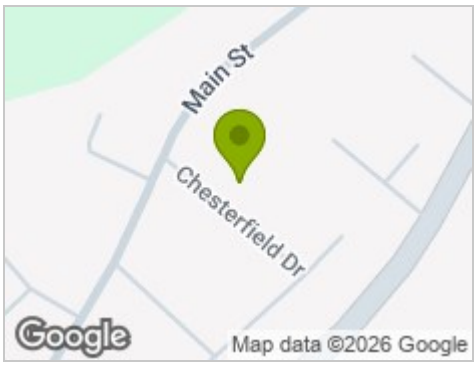








Road Map



Hybrid Map



Terrain Map



Floor Plan



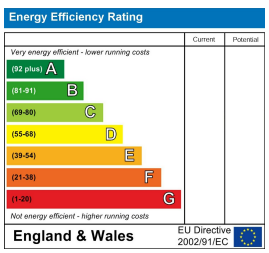
Total floor area: 135.1 sq.m. (1,455 sq.ft.)

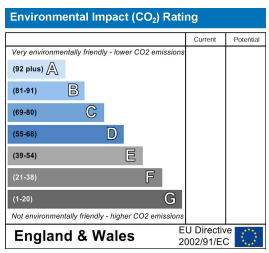
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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





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