

# JOHNSONS & PARTNERS

Estate and Letting Agency



**14 RAWNSLEY DRIVE,**

GEDLING, NG4 2SX

**£280,000**



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, GEDLING, NG4 2SX

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Chain Free Property | Modern Semi Detached Home | Completed in 2024 | Immaculately Presented | Spacious Living Room | Modern Kitchen | Two Double Bedrooms | Close to Local Amenities |

Presenting an exquisite opportunity to acquire a pristine, modern semi-detached home, completed by the Miller Homes in 2024, nestled in the sought-after location on the Bonington Grange Development in Gedling. This property boasts an immaculate interior, designed to cater to the contemporary lifestyles of a variety of discerning buyers.

Step into an inviting entrance hallway which features a convenient WC, leading through to a sleek, modern kitchen, fully equipped with the latest integrated appliances, perfect for culinary enthusiasts. The spacious living room exudes comfort and style, offering seamless access to the rear garden, an ideal space for al fresco dining, entertainment, or simply a tranquil retreat to enjoy the outdoors.

The first floor reveals two generously proportioned double bedrooms, each providing a serene space for relaxation, alongside a modern bathroom fitted with top-quality fixtures and finishes. The rear garden is a blank canvas, ready for you to imprint your personal touch, creating a bespoke outdoor haven.

The front of the property accommodates parking for two vehicles, adding to the convenience this home provides. Situated on a new development, the location is unbeatable; with close proximity to local amenities, schools, and transport links, ensuring that your needs are effortlessly met.

Moreover, the benefit of a chain-free purchase streamlines the process, making this a smooth and desirable transition into your new home. With viewings strongly advised, seize the chance to immerse yourself in the elegance and charm of this outstanding property. Your dream home awaits at Rawnsley Drive.

Entrance Hallway

Kitchen

11'6" x 6'2" (3.52 x 1.90)

Living Room

15'7" x 13'3" (4.77 x 4.05)

Ground Floor WC

First Floor Landing

Bedroom One

13'3" x 9'10" (4.05 x 3)

Bedroom Two

13'3" x 9'10" (4.05 x 3)

Bathroom

7'0" x 6'3" (2.15 x 1.92)

Parking for Two Cars

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

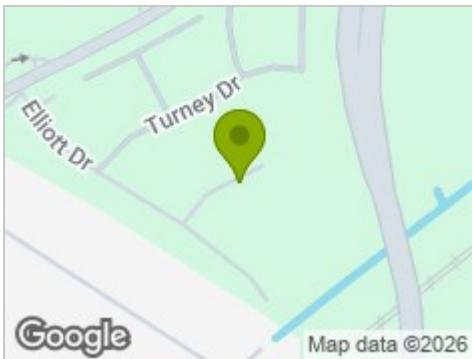
employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.



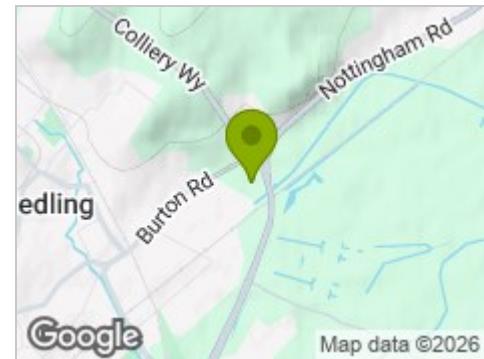
## Road Map



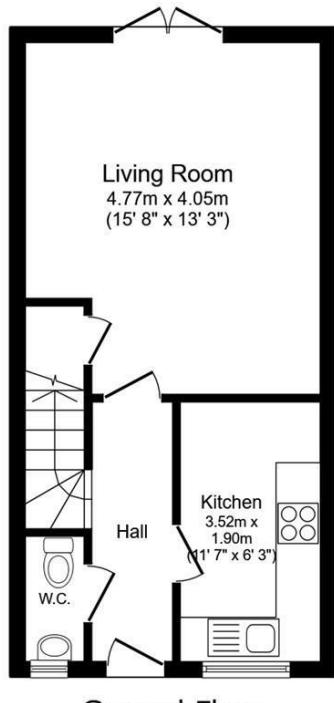
## Hybrid Map



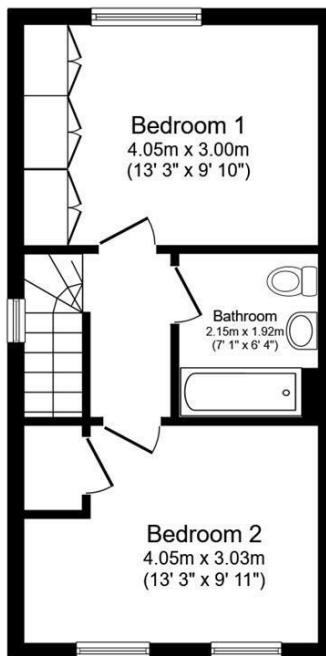
## Terrain Map



## Floor Plan



Ground Floor  
Floor area 33.6 sq.m. (361 sq.ft.)



First Floor  
Floor area 33.6 sq.m. (361 sq.ft.)

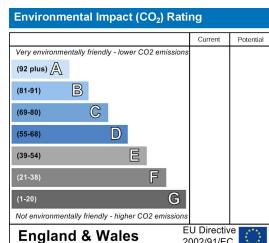
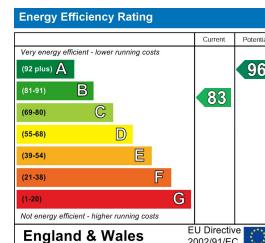
Total floor area: 67.1 sq.m. (722 sq.ft.)

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](http://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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.