

JOHNSONS & PARTNERS

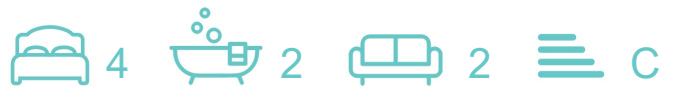
Estate and Letting Agency



78 JESSOPS LANE,

GEDLING, NG4 4BW

GUIDE PRICE £315,000



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Guide Price - £315,000 - £325,000 | NO CHAIN | Four Bedrooms | Detached Family Home | En-Suite | Popular Location | Close to Local Amenities | Close to Transport Links | School Catchment for local Primary Schools | Garage and Driveway |

Nestled in a desirable neighbourhood within Gedling, Nottingham, this exceptional four-bedroom detached family home offers both comfort and convenience, ticking all the boxes for family living at its finest. Boasting a harmonious blend of spaciousness and cosiness, the residence features an impressive master bedroom complete with a modern ensuite, ensuring privacy and ease for the heads of the household.

The heart of this home is the generous kitchen, complemented by a practical pantry area, perfect for those who relish culinary endeavours and require ample space for storage. Accompanied by an inviting living room and a separate dining area, this abode effortlessly caters to both casual family evenings and formal entertaining.

A thoughtful loft conversion adds to the charm and functionality of the property, providing additional space that could serve as a home office, a playroom, or a tranquil retreat. Externally, the property doesn't disappoint with its well-proportioned garage and private driveway offering parking convenience for two vehicles.

Situated in a sought-after locale, the property benefits from being within easy reach of local amenities including shopping, dining, and leisure facilities. For families, the added advantage of being in the catchment area for outstanding primary schools makes this an ideal setting for educational development.

This home doesn't just promise a place to live, but a place for life to unfold beautifully, making it a sterling choice for discerning families in search of their next chapter.

Entrance Porch

Entrance Hallway

Kitchen

18'0" x 7'6" (5.50 x 2.31)

Dining Room

12'5" x 11'8" (3.80 x 3.58)

Living Room

23'0" x 11'8" (7.03 x 3.58)

WC

Store

First Floor Landing

Bedroom One

11'3" x 11'8" (3.45 x 3.57)

Bedroom Two

8'8" x 12'5" (2.65 x 3.81)

En-Suite

5'2" x 6'9" (1.59 x 2.08)

Bedroom Three

12'7" x 8'8" (3.84 x 2.65)

Bedroom Four

7'1" x 7'7" (2.18 x 2.33)

Family Bathroom

12'9" x 6'9" (3.89 x 2.08)

Loft Room

24'7" x 10'3" (7.50 x 3.13)

Garage

8'9" x 20'4" (2.68 x 6.22)

Agents Disclaimer

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

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



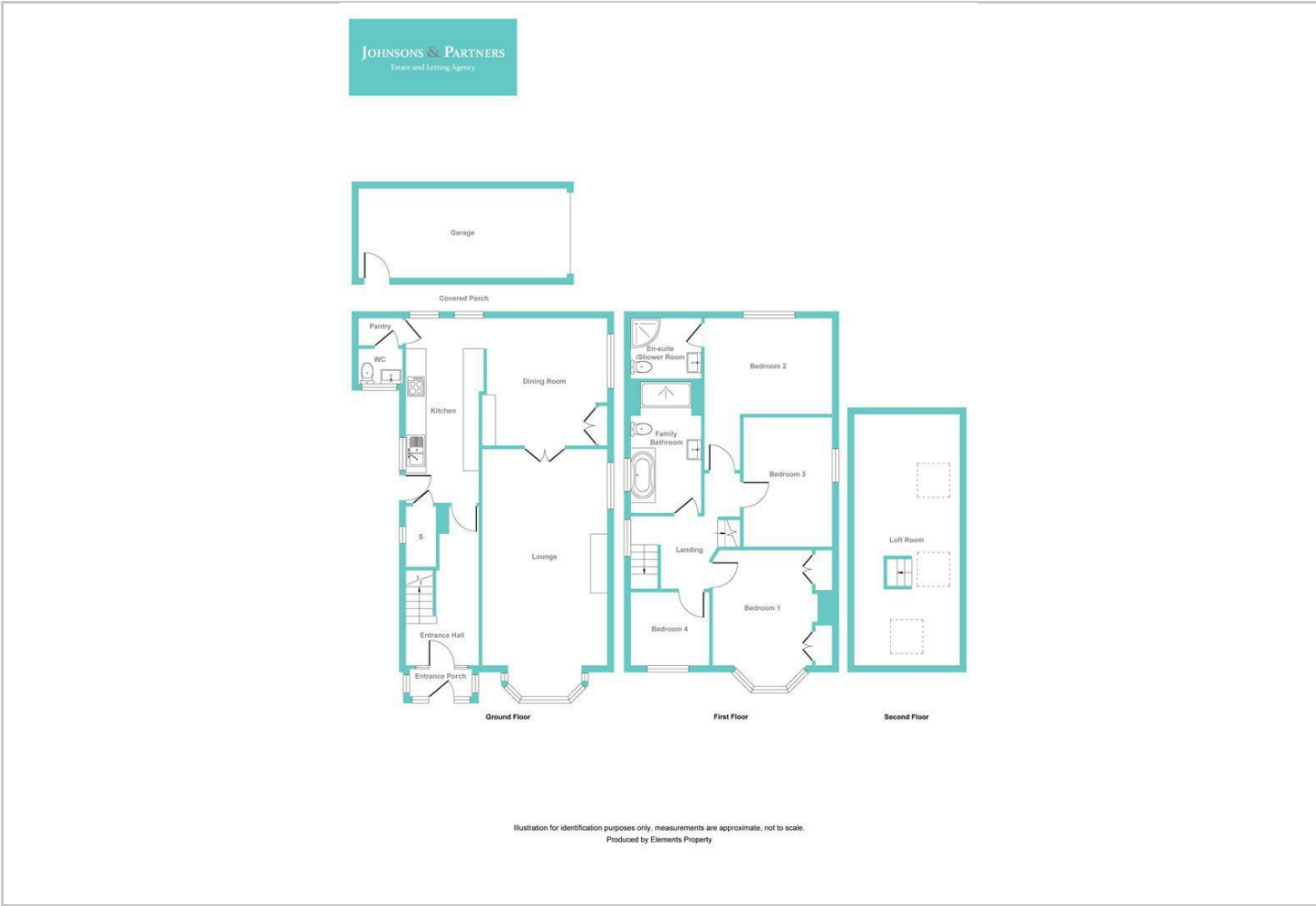
Hybrid Map



Terrain Map



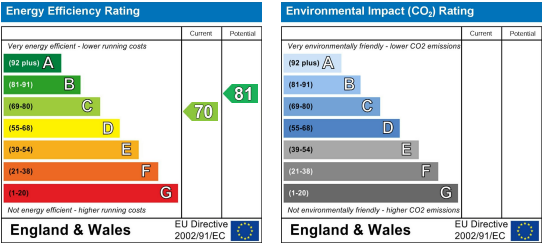
Floor Plan



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.