

JOHNSONS & PARTNERS

Estate and Letting Agency



45 CORONATION WALK, GEDLING

NOTTINGHAM, NG4 4AS

OFFERS OVER £300,000



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Five Bedrooms | Semi Detached | Driveway and Garage | Two Reception Rooms | Breakfast/Dining Kitchen | South West Facing Rear Garden | Popular Location | Close to Local Amenities |

Nestled in the heart of Gedling, on the popular Coronation Walk, this expansive five-bedroom semi-detached residence presents an exceptional opportunity for families seeking the perfect balance of suburban serenity and convenience.

Upon entering this delightful abode, you are welcomed into a generously proportioned living room, brimming with natural light and warmth. The heart of the home, a modern dining kitchen, offers ample space for culinary adventures and family meals. A spacious reception room unfolds gracefully to the south-east facing rear garden, crafting an idyllic setting for entertainment and relaxation under the canopy of the Nottingham sky.

The property is meticulously designed to cater to the demands of contemporary family life, featuring a practical utility room and a convenient ground floor W/C. Upstairs, the modern bathroom stands ready to provide a tranquil retreat from the day's hustle and bustle.

Outside, the driveway and garage afford secure parking for two vehicles, while the rear garden promises a safe haven for children to play and for adults to unwind. This home sits in a coveted locale, a stone's throw from an array of local amenities and vital transport links, ensuring your daily commute and errands are a breeze.

A residence of this calibre, combining space, style, and a sought-after setting, is a rare find. Viewing is essential to fully appreciate the lifestyle on offer at this distinguished Coronation Walk address. A perfect canvas awaits to be tailored to your family's tastes and needs. Don't miss the chance to make this house your forever home.

Entrance Hallway

Living Room

17'5" x 13'3" (5.31 x 4.06)

Reception Room

13'10" x 9'6" (4.23 x 2.91)

Dining Kitchen

16'6" x 10'0" (5.04 x 3.07)

Utility Room

7'9" x 6'3" (2.37 x 1.91)

Pantry Cupboard

WC

First Floor Landing

Bedroom One

17'9" x 9'8" (5.43 x 2.95)

Bedroom Two

13'5" x 10'5" (4.09 x 3.20)

Bedroom Three

10'4" x 7'1" (3.16 x 2.18)

Bedroom Four

10'3" x 6'8" (3.13 x 2.04)

Bedroom Five

9'8" x 9'3" (2.95 x 2.83)

Bathroom

6'9" x 6'3" (2.06 x 1.93)

WC

Garage

20'4" x 9'10" (6.21 x 3)

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.

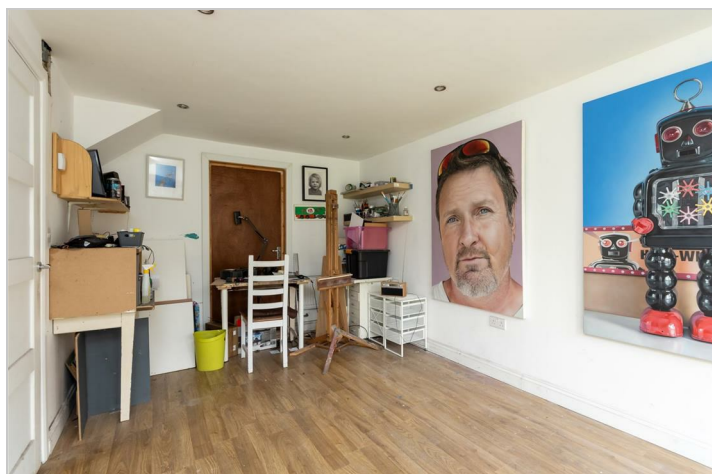
The vendor has advised the following:

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



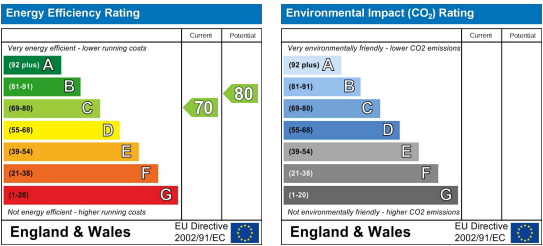
Floor Plan



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.