

# JOHNSONS & PARTNERS

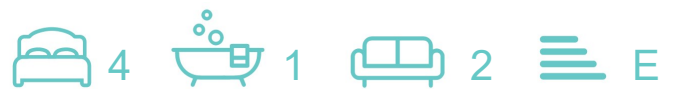
Estate and Letting Agency



**17 GEDLING ROAD, CARLTON**

NOTTINGHAM, NG4 3EX

**£400,000**



# 17 GEDLING ROAD

CARLTON, NOTTINGHAM, NG4 3EX

£400,000



This enchanting four-bedroom detached house on Gedling Road, offers an exceptional living experience for a variety of discerning buyers. Beautifully presented, this property is a treasure trove of character and charm, perfect for those seeking a family home with distinctive features and modern comforts.

Upon entry, one is greeted by a captivating entrance hall, where the original Minton tile flooring lays the groundwork for the allure that is to unfold. The integral porch and under-stairs cloaks area add to the practical elegance of the space. The lounge is a testament to timeless style, boasting a walk-in bay window, high ceilings and original features. The dining room, with its imposing stone fireplace, offers a sophisticated space for formal meals and family gatherings.

The culinary enthusiast will be drawn to the superb dining kitchen, which comes complete with a sleek array of units and appliances. This space is the heart of the home, where daily life and special moments will undoubtedly converge. Additional ground floor conveniences include a Utility Area.

Retire to the upper level where the four bedrooms await, with the master and second bedrooms featuring their own charming fireplaces. The third bedroom offers flexible space as a single or small double, while the fourth serves as a cozy home office or study. The opulent bathroom is a sanctuary of relaxation, boasting a four-piece suite and luxurious details that must be seen to be appreciated.

Step outside to discover the expansive lawned garden, an oasis of tranquility where privacy is paramount. The patio area is ideal for al fresco dining and the summer house/workshop with power is a versatile addition.

Viewing is highly recommended to fully appreciate the unique qualities of this beautiful home. Whether you're a growing family, a professional couple, or downsizers in search of charm and convenience, this property is ready to be your new haven.

Entrance Porch

Hallway

Living Room

12'4" x 12'2" (3.76 x 3.72)

Dining Room

12'9" x 12'2" (3.89 x 3.72)

Breakfast Kitchen

18'8" x 9'9" (5.69 x 2.98)

Utility Area

15'7" x 6'3" (4.76 x 1.92)

First Floor Landing

Bedroom One

12'10" x 12'3" (3.92 x 3.74)

Bedroom Two

12'4" x 12'3" (3.78 x 3.74)

Bedroom Three

9'11" x 7'10" (3.04 x 2.40)

Bedroom Four

8'9" x 5'10" (2.68 x 1.80)

Bathroom

9'8" x 6'4" (2.97 x 1.94)

Agents Disclaimer

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

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.

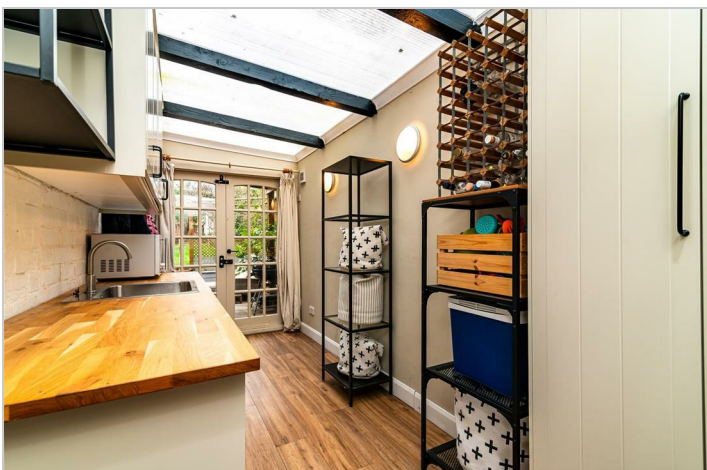
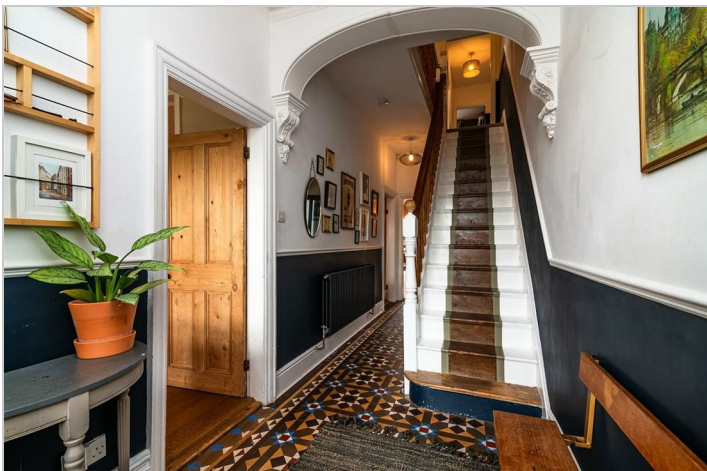
The vendor has advised the following:

Property Tenure is Freehold

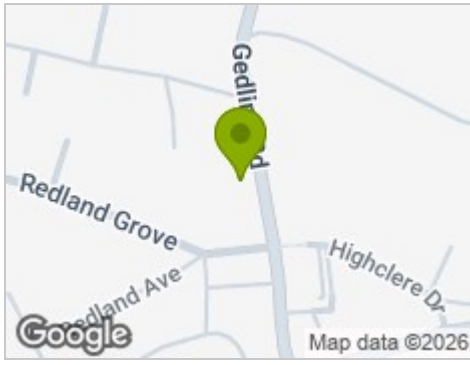
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a 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



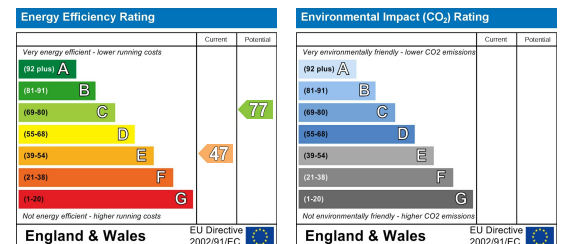
## Floor Plan



## 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.