

# JOHNSONS & PARTNERS

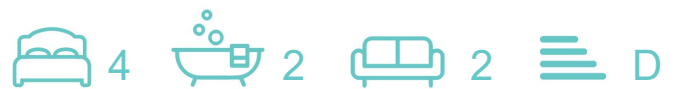
Estate and Letting Agency



## 20 KENSINGTON GARDENS, CARLTON

NOTTINGHAM, NG4 1EA

£375,000



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**NO CHAIN | Immaculately Presented Four Bedroom Detached Home | Modernised Throughout | Dining Kitchen | En-Suite | Wonderful Rear Garden | Driveway for Two Cars | Close to Local Amenities |**

Nestled within the sought-after Carlton district, this exquisite four-bedroom detached house boasts a prime location with the tranquil beauty of residential living. It represents an ideal haven for a range of buyers, particularly those seeking a family-friendly environment.

From the moment you step inside, you're greeted by an airy hallway that ushers you into a sophisticated lounge adorned with a statement bay window, drenching the space in sunlight and crafting an ambiance of warmth and hospitality. The residence features a secondary reception room, flexible in function; it can effortlessly transform into a formal dining area, a study for remote working, or a vibrant playroom for the little ones.

At the epicentre of this abode lies the modern kitchen and dining area, a culinary delight fitted with high-specification appliances, including a five-ring gas hob and a duo of single ovens. The kitchen is tastefully appointed with a contemporary breakfast bar for morning gatherings, while the adjoining dining space flows out onto the garden patio, ensuring seamless entertainment possibilities.

Ascending to the first floor, the property presents four substantial bedrooms, en-suite to the main bedroom and a deluxe family bathroom, replete with a stand-alone tub and a walk-in shower, enhanced by an in-built TV for a touch of opulence.

Externally, the home is just as impressive, offering a manicured garden and a private driveway accommodating two vehicles. Its proximity to exemplary educational institutions, a plethora of local conveniences, and efficient transport routes to Nottingham's bustling city centre, cements this residence as an outstanding choice for those seeking a life of comfort and convenience.

#### Entrance Hallway

#### Living Room

13'2" x 11'2" (4.03 x 3.41)

#### Dining/Reception Room

12'1" x 7'8" (3.69 x 2.34)

#### Breakfast Kitchen

26'1" x 9'0" (7.96 x 2.75)

#### Ground Floor WC

#### First Floor Landing

#### Bedroom One

14'4" x 9'10" (4.37 x 3.01)

#### En-Suite

11'5" x 4'11" (3.50 x 1.52)

#### Bedroom Two

10'8" x 9'5" (3.26 x 2.89)

#### Bedroom Three

8'4" x 7'5" (2.56 x 2.27)

#### Bedroom Four

8'11" x 8'0" (2.72 x 2.45)

#### Bathroom

8'3" x 6'5" (2.53 x 1.97)

#### 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.

#### 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.



## Road Map



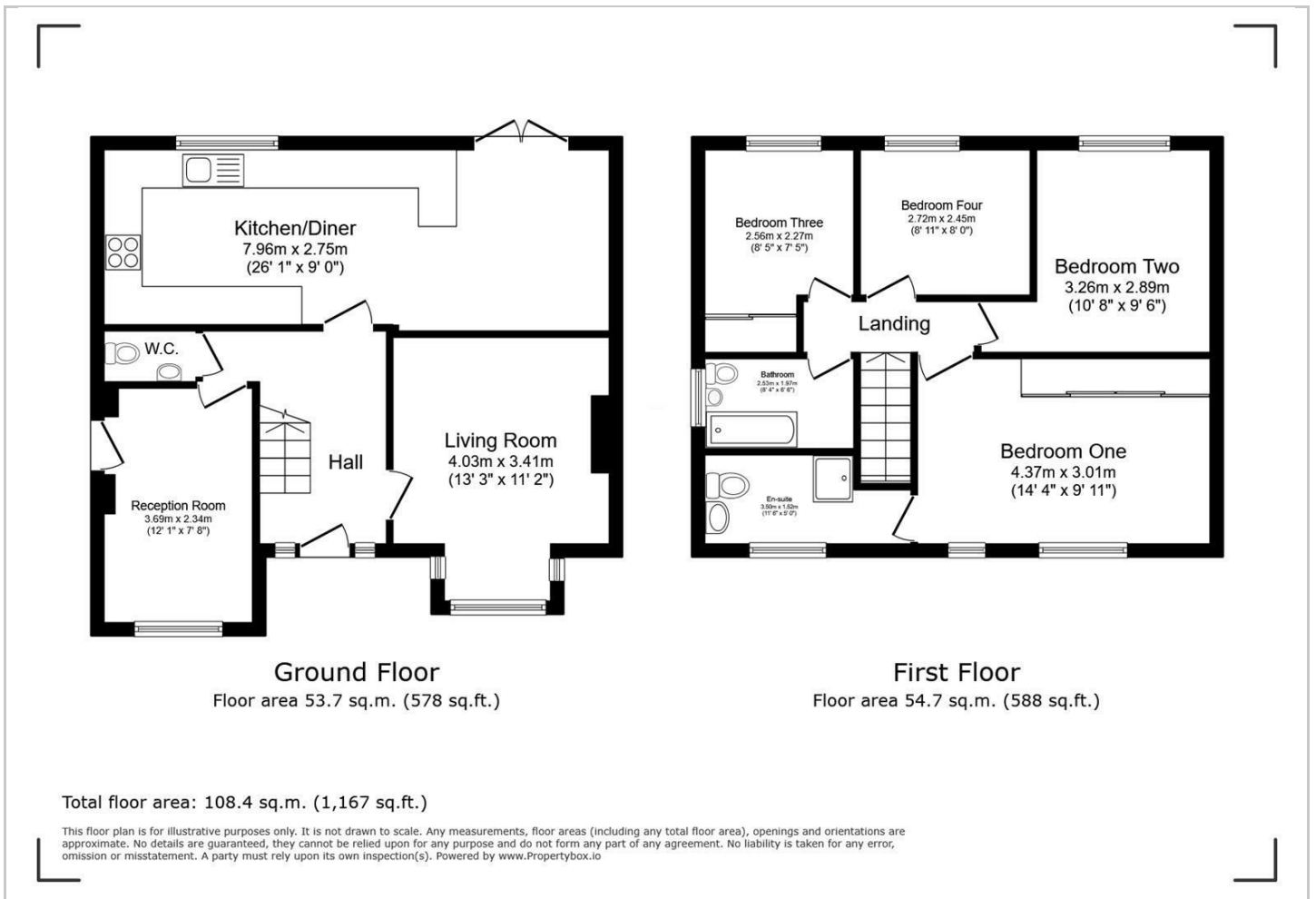
## Hybrid Map



## Terrain Map



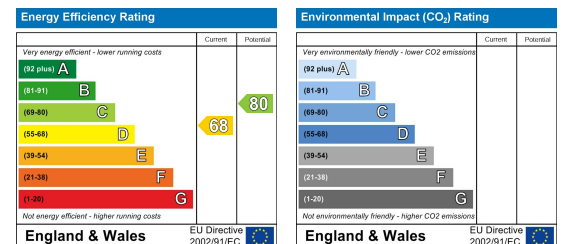
## Floor Plan



## 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.