

# JOHNSONS & PARTNERS

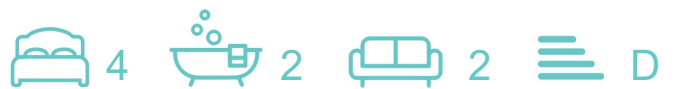
Estate and Letting Agency



## 14 BLEASDALE CLOSE, GEDLING

NOTTINGHAM, NG4 4BA

£395,000





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Four Bedroom Detached Home | Cul-de-sac Location | Driveway and Detached Double Garage | Breakfast Kitchen and Utility | Close to Local Amenities and Schools | South Facing Rear Garden |

Nestled at the end of a peaceful cul-de-sac in the sought-after Gedling area, this four-bedroom detached family home on Bleasdale Close, presents a rare opportunity to acquire a delightful residence perfect for a growing family.

As you step inside, a welcoming entrance hall leads to a spacious living room where natural light bathes the space, creating a warm and inviting ambiance. Adjacent, the separate dining room offers an elegant setting for family meals and entertaining guests. The well-appointed breakfast kitchen is the heart of the home, complemented by a convenient utility room, ensuring household tasks are kept out of sight.

On the ground floor, the inclusion of a WC adds to the practicality of this family-oriented abode. Ascend to the first floor where the principle bedroom, with its luxurious en-suite, offers a serene retreat. Three additional well-sized bedrooms promise a personal space for all family members, supported by a well-proportioned family bathroom.

Step outside to discover a south-facing rear garden, a tranquil haven for outdoor relaxation and play. The frontage boasts a substantial driveway and a detached double garage, providing ample parking for two vehicles.

Situated in a popular location, the property is within close proximity to local amenities and within the catchment area of the coveted Willow Farm primary school. This home is sold with no upward chain, streamlining the purchase process.

Viewings are highly recommended to fully appreciate the potential this family home offers. Don't miss out on the chance to make 4 Bleasdale Close your new family haven.

Entrance Hall

Living Room

16'10" x 14'5" (5.15 x 4.40)

Dining Room

13'1" x 10'5" (4.01 x 3.20)

Kitchen/Diner

12'0" x 10'5" (3.68 x 3.20)

Utility Room

8'5" x 7'7" (2.57 x 2.32)

Downstairs W/C

6'6" x 6'0" (1.98 x 1.83)

Bedroom 1

11'2" x 11'1" (3.41 x 3.40)

Ensuite

Bedroom 2

12'1" x 10'7" (3.69 x 3.24)

Bedroom 3

10'11" x 7'5" (3.34 x 2.28)

Bedroom 4

9'11" x 6'5" (3.03 x 1.98)

Bathroom

7'2" x 5'6" (2.20 x 1.70)

Driveway & Double Garage

18'4" x 15'11" (5.60 x 4.87)

Agents Disclaimer

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

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.

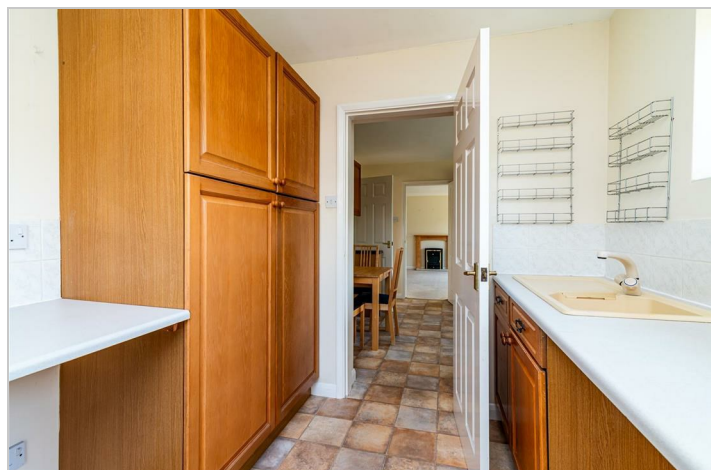
The vendor has advised the following:

Property Tenure is Freehold

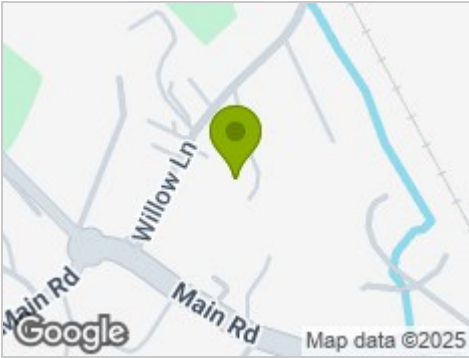
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a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



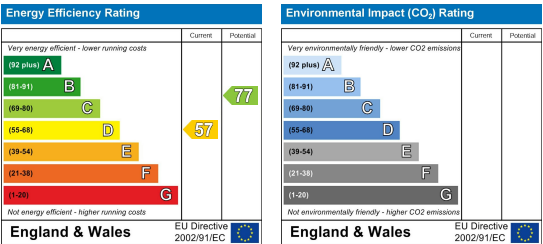
Floor Plan



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.