

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 4 RAMBLERS CLOSE, COLWICK

NOTTINGHAM, NG4 2DN

£375,000



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Welcome to Ramblers Close, Colwick – a beautifully extended and modern four-bedroom detached house, ideal for a variety of buyers seeking space, comfort, and convenience in a sought-after residential area.

Set on a generous plot, this spacious home boasts a welcoming entrance hallway, leading to a bright open-plan living and family area – perfect for relaxing or entertaining guests. The contemporary kitchen diner offers a stylish heart to the home, with ample space for family meals, while a separate dining room provides versatility for formal occasions. A handy downstairs WC adds further practicality to the ground floor.

Upstairs, you will find four well-proportioned bedrooms, including a superb master with en-suite shower room, as well as a modern family bathroom catering to the needs of a busy household.

Externally, the property features a sizeable rear garden – ideal for children, pets, or summer barbecues – offering an excellent space for outdoor living. The driveway and integrated garage provide secure parking for two vehicles, with additional storage options.

Situated within a popular and friendly neighbourhood, the property is conveniently close to local schools, shops, and excellent transport links, ensuring everyday amenities are easily accessible.

Whether you are a growing family, professional couple, or simply seeking extra space, this delightful home on Ramblers Close promises contemporary living in a prime location. Viewing is highly recommended to fully appreciate the space and quality on offer. Don't miss your opportunity to make this exceptional property your next home.

### Entrance Hallway

### Breakfast Kitchen

21'9" x 10'9" (6.65 x 3.30)

### Living Room

22'3" x 12'1" (6.80 x 3.70)

### Dining Room

17'2" x 10'11" (5.25 x 3.35)

### WC

### Bedroom One

20'2" x 11'5" (6.15 x 3.50)

### Bedroom Two

13'11" x 11'3" (4.25 x 3.45)

### Bedroom Three

11'5" x 10'5" (3.50 x 3.20)

### Bedroom Four

13'5" x 7'10" (4.10 x 2.40)

### Bathroom

### Garage

### 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

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



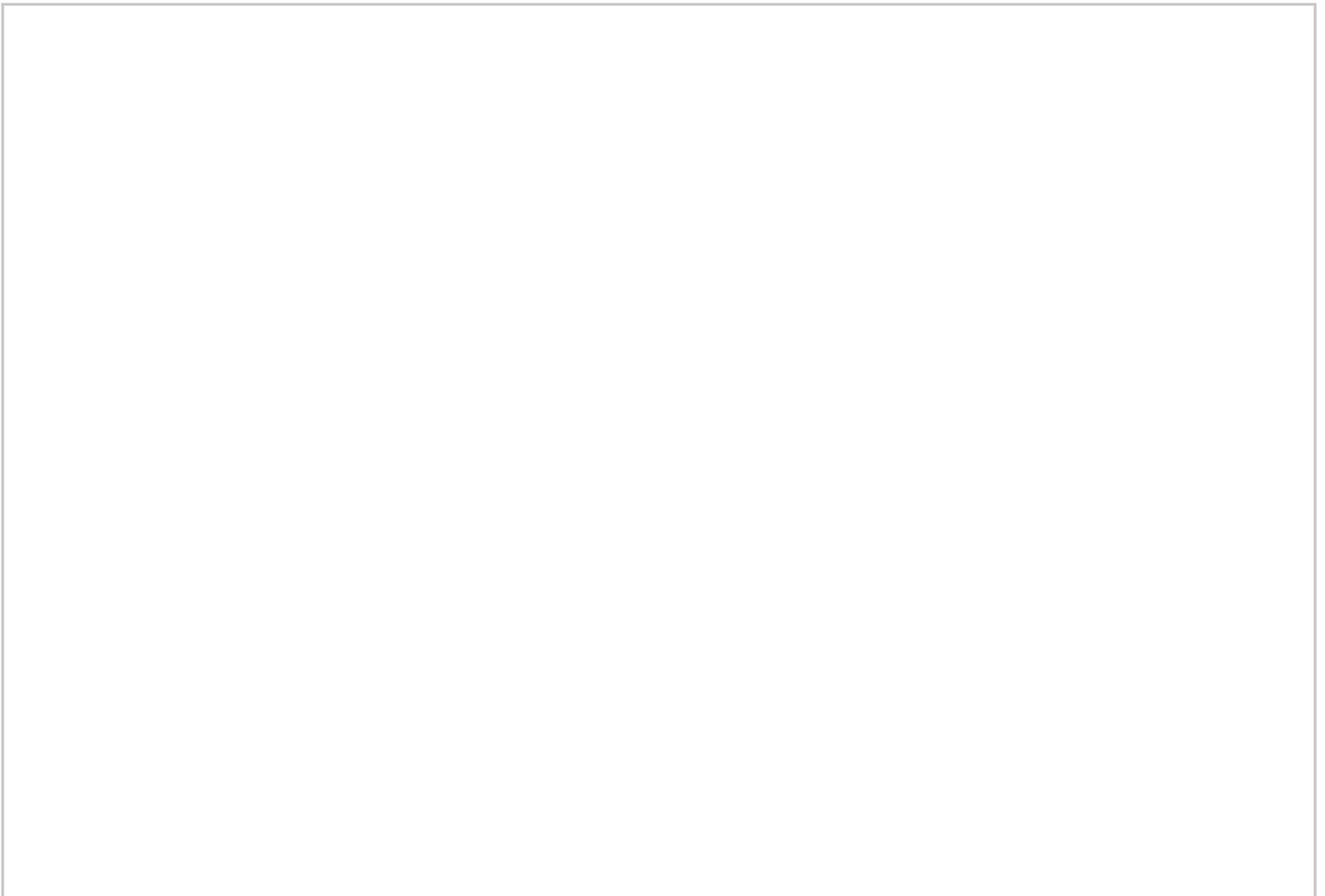
## Hybrid Map



## Terrain Map



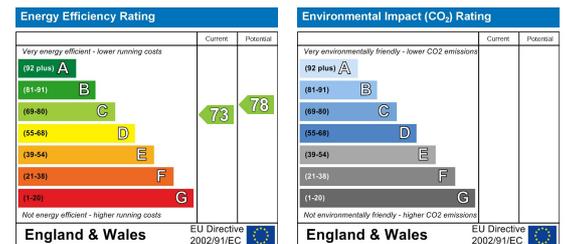
## Floor Plan



## 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.