

JOHNSONS & PARTNERS

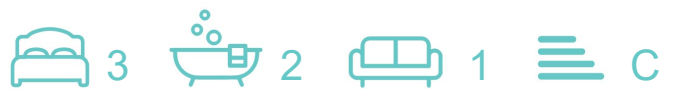
Estate and Letting Agency



PORTHMEOR ALL HALLOWS DRIVE, GEDLING

NOTTINGHAM, NG4 3LD

£325,000



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Three Bedrooms | Detached Family Home | Popular Location | Close to Local Amenities | Driveway and Garage | Far Reaching Views | Well Presented Throughout | Close to Local Transport Links |

Nestled within the tranquil environs of Gedling village, Porthmeor, All Hallows Drive offers an exclusive three-bedroom detached home along a private roadway, presenting a prime opportunity for a variety of discerning buyers. This immaculate property boasts a well-considered layout and a ready-to-move-into interior, set on a generous plot with unspoilt views across the verdant countryside.

Approached by a sweeping driveway leading to a secure garage, this home immediately impresses with its well-maintained facade. The ground floor reveals a sun-drenched conservatory that guides you to the main entrance. Inside, a spacious hallway welcomes you, branching off to an inviting living room and an expansive dining kitchen. Additionally, a modern shower room and a second conservatory complement the living space, creating an environment perfect for both relaxation and entertainment.

Ascend to the first floor, where you'll discover three well-proportioned bedrooms and a family bathroom, each space thoughtfully designed to create a comfortable and peaceful abode. The rear garden is a substantial outdoor retreat, perfect for family enjoyment and al fresco dining, whilst offering stunning vistas of the surrounding landscape.

Gedling village is a charming community featuring a wealth of local amenities, including a doctor's surgery, dentist, supermarket, and a variety of independent shops, all supported by excellent transport connections.

We strongly encourage an internal viewing to truly appreciate the allure of this delightful residence. Contact us to experience the serene lifestyle that awaits at Porthmeor All Hallows Drive, where elegance and convenience harmoniously blend.

T: 0115 931 2020

Conservatory

Small part brick built conservatory to the front of the property, with laminate flooring and access to the main entrance into the property.

Entrance Hallway

Spacious hallway with doors leading to the downstairs accommodation and stairs leading to the first floor. There is a downstairs WC/Shower room.

Kitchen

14'9" x 7'5" (4.50 x 2.28)

A galley style kitchen that widens to allow a neat dining area. Fitted with a range of white wall and base units with laminate work tops over. There is a composite sink with mixer tap, free standing cooker with hob and a chimney extractor over. Space for dishwasher, washing machine and fridge freezer. Laminate flooring throughout, a large uPVC double glazed window to the side and door leading in to the garden. The corner of the kitchen houses the boiler which was installed in 2022.

Dining Area

10'5" x 6'11" (3.20 x 2.13)

Living Room

13'8" x 11'9" (4.18 x 3.60)

A well proportioned living room with uPVC window to the front, access into the conservatory, carpets, two radiators, power and tv points.

Conservatory

9'2" x 8'6" (2.80 x 2.60)

A great addition to the downstairs accommodation. Partly brick built with uPVC windows and door which leads into the rear garden.

Shower Room

5'9" x 5'10" (1.77 x 1.80)

Fitted in 2017 with a white suite comprising of low flush WC, wash hand basin and mains fed chrome shower.

First Floor Landing

Providing access to the upstairs accommodation, there is storage, loft access and a large uPVC double glazed window to the front.

Bedroom One

13'8" x 11'9" (4.18 x 3.60)

A well proportioned main bedroom with dual aspect uPVC double glazed windows, carpets and a radiator.

Bedroom Two

10'5" x 8'2" (3.20 x 2.50)

A double bedroom with a uPVC double glazed window to the rear. With carpets and a radiator

Bedroom Three

8'3" x 7'10" (2.53 x 2.40)

Single bedroom with uPVC double glazed window to the rear and a radiator.

Family Bathroom

7'5" x 5'7" (2.28 x 1.71)

Fitted with a gloss white vanity bathroom suite with toilet and basin built in, bath with mains fed shower over. Partly tiled walls, heated towel rail and opaque uPVC double glazed window.

Outside

Driveway and Garage

Rear Garden

A low maintenance yet well presented rear garden overlooking the church with views to the countryside.

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



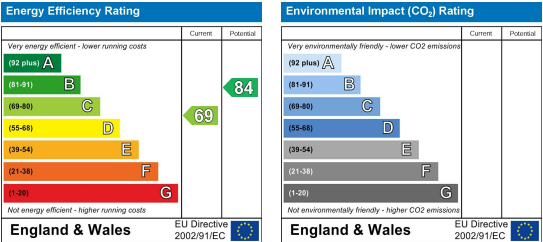
Floor Plan



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.