

JOHNSONS & PARTNERS

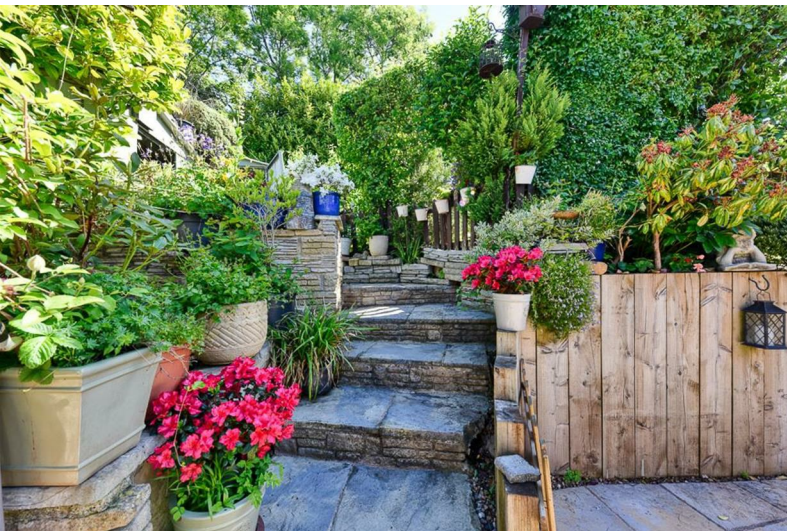
Estate and Letting Agency



84 LORIMER AVENUE, GEDLING

NOTTINGHAM, NG4 4WA

£350,000



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Detached Family Home | Four Bedrooms | Popular Location | Close to Local Amenities | Garden Room/Home Office | Viewings are Advised | Council Tax Band C | Enclosed Rear Gardens |

Nestled within the heart of Gedling, Nottingham, on the sought-after Lorimer Avenue, NG4, this splendid four-bedroom detached house presents an exceptional living space perfect for families. It's positioned in a popular location, close to local amenities and within the catchment area for reputable schools, ensuring all the essentials for modern family life are conveniently at hand.

As you step inside, you'll discover a welcoming living and dining room, bathed in natural light, offering ample space for family gatherings and entertaining guests. The adjoining snug/TV room provides a cosy retreat for relaxation and family movie nights.

The heart of the home is the well-appointed kitchen, featuring integrated appliances including a dishwasher, fridge, and freezer, simplifying meal preparations and daily routines.

Upstairs, the residence boasts four generously sized bedrooms, ensuring each family member has their own personal haven. The bedrooms are complemented by a family bathroom and an additional separate WC, catering to the needs of a bustling household.

Outside, the mature rear garden, spread across three tiers, invites outdoor living and presents an idyllic backdrop for children's play and alfresco dining. The property further benefits from a versatile garden room that can serve as a home office or a tranquil retreat from the main house.

Ample parking is provided with two designated spaces, adding convenience for residents. This delightful home balances charm with functionality, making it a perfect abode for families seeking a harmonious blend of comfort and convenience in the picturesque setting of Gedling.

Entrance Hallway

Living/Dining Room
19'9" x 12'7" (6.03 x 3.85)

Snug/TV Room
11'3" x 8'3" (3.45 x 2.54)

Kitchen
11'6" x 10'0" (3.51 x 3.07)

WC

First Floor Landing

Bedroom One
9'6" x 7'6" (2.90 x 2.30)

Bedroom Two
10'7" x 8'6" (3.25 x 2.61)

Bedroom Three
11'11" x 8'10" (3.65 x 2.70)

Bedroom Four
8'10" x 8'3" (2.7 x 2.53)

Bathroom
7'6" x 5'3" (2.30 x 1.61)

WC

Garden Room
17'3" x 11'5" (5.28 x 3.48)

Multiple Storage Units

Driveway

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



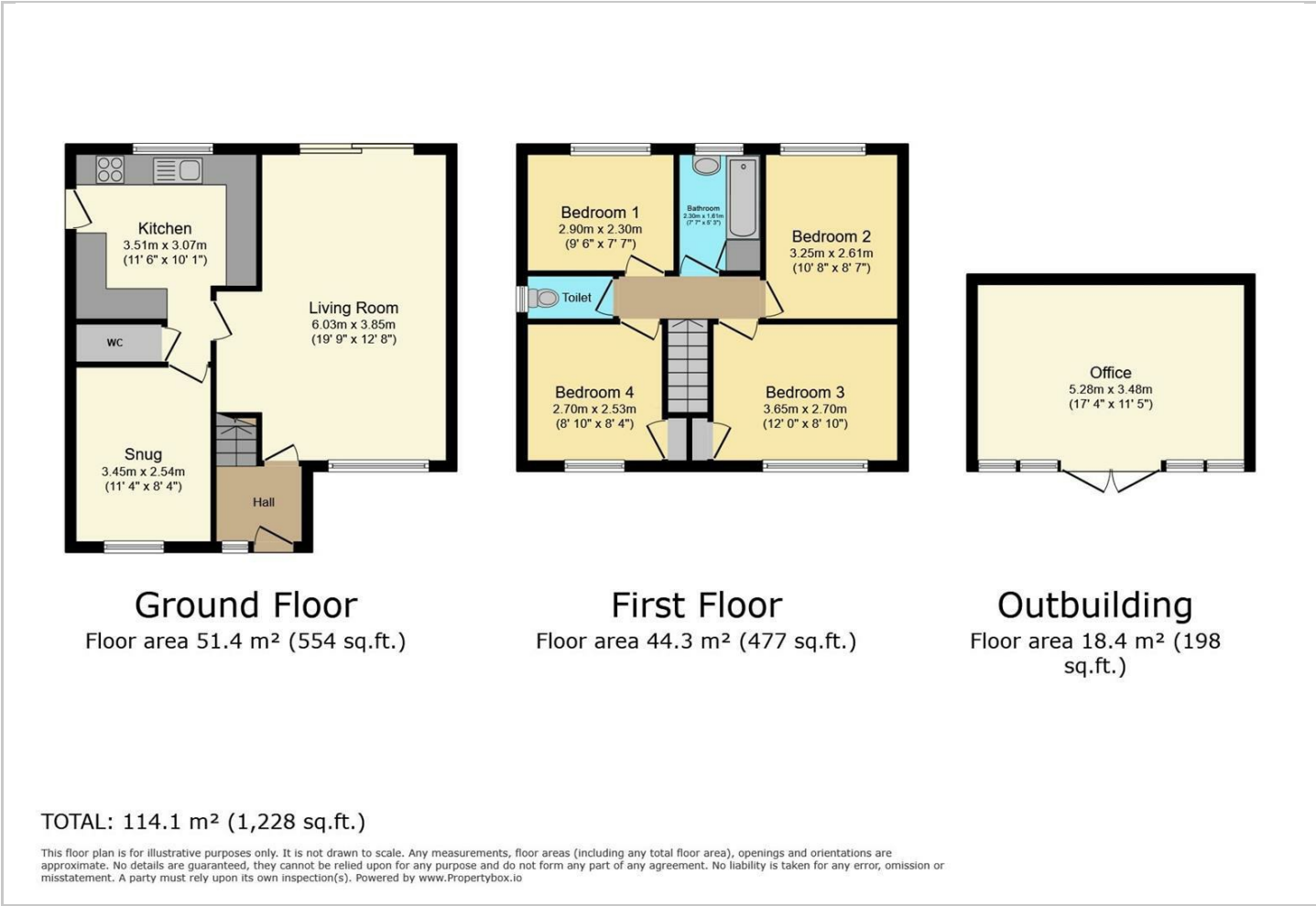
Hybrid Map



Terrain Map



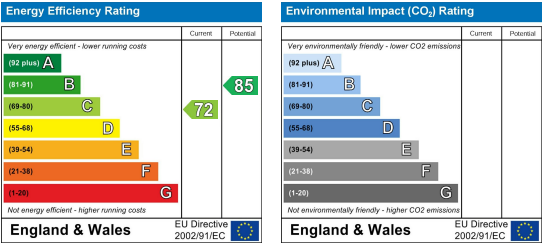
Floor Plan



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.