

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

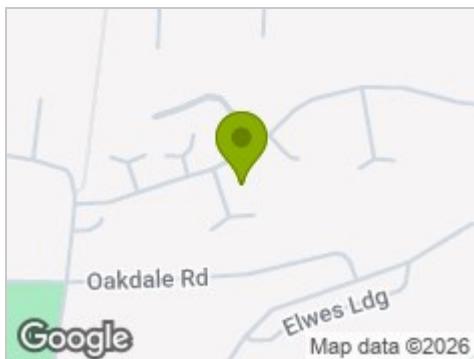
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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.



Road Map



Hybrid Map



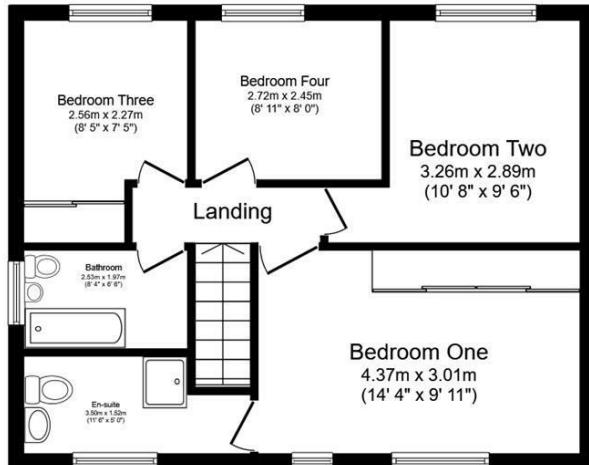
Terrain Map



Floor Plan



Ground Floor
Floor area 53.7 sq.m. (578 sq.ft.)



First Floor
Floor area 54.7 sq.m. (588 sq.ft.)

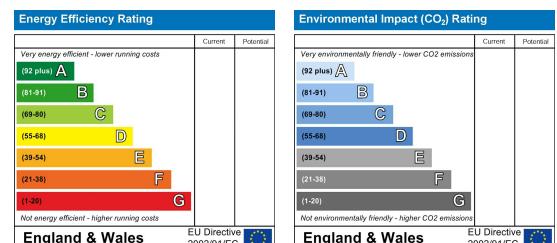
Total floor area: 108.4 sq.m. (1,167 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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



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