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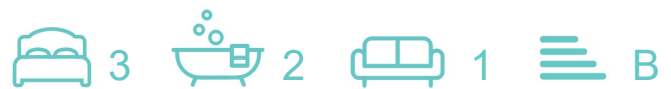
Estate and Letting Agency



36 CARNARVON GROVE, GEDLING

NOTTINGHAM, NG4 3HF

ASKING PRICE £275,000



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360 Virtual Tour

This lovely, three storey, three bedroom home was constructed by a reputable, local building firm specializing in bespoke properties; the current owner had a great deal of input into the final finish, ensuring its uniqueness. The property enjoys a great location, close to a wide range of family friendly amenities; which include popular schools, a varied range of local and national shops, excellent public transport links and recreational facilities.

In brief the double glazed and centrally heated accommodation comprises open entrance porch, reception hallway, WC, lounge with doors opening out to the private rear garden and a contemporary kitchen with a range of appliances completes the ground floor. To the first floor landing there are two bedrooms and family bathroom in a contemporary design. A second staircase leads up to the next landing where you will find the main bedroom suite comprising of a double bedroom with contemporary en-suite off. To the outside is a double width driveway with a 7.2kw type 2 car charger installed for EV's. To the front; to the rear is a private garden which has been thoughtfully landscaped.

This home has so many positive attributes, with a high quality finish throughout, great plot and location; in order to fully appreciate all of these factors, we most strongly recommend an internal viewing. Contact us now to book your exclusive viewing appointment!

open Entrance Porch

Reception Hallway
12'0" x 4'0" (3.66 x 1.22)

WC
6'10" x 2'9" (2.08 x 0.84)

Lounge/Diner
15'7" x 12'0" (4.75 x 3.66)

Kitchen
13'6" x 8'3" (4.11 x 2.51)

First Floor Landing

Bedroom Two
12'4" x 8'5" (3.76 x 2.57)

Bedroom Three
10'9" x 8'5" (3.28 x 2.57 (3.27 x 2.56))

Family Bathroom
8'9" x 6'8" (2.67 x 2.03)

Second Floor Landing

Bedroom One
14'7" x 9'9" Maximum (4.45 x 2.97 Maximum)

En-suite
9'1" x 5'2" (2.77 x 1.57)

Outside

To the front of the property is a double width driveway providing off road parking. To the rear is a private garden with a patio, lawn and further tiled seating area.

Agents Note

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

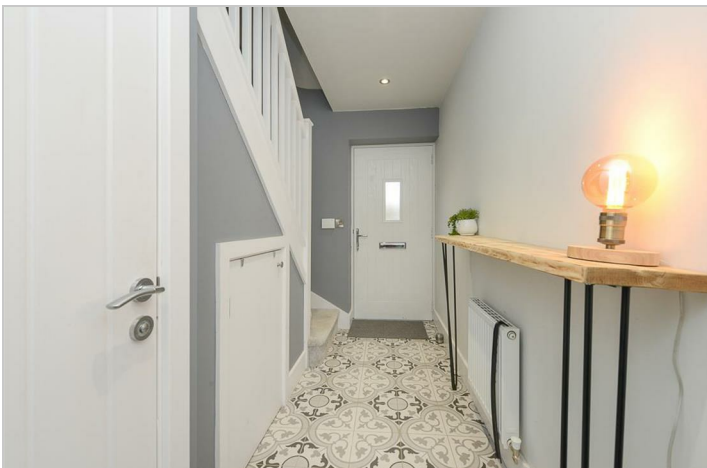
Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

Council Tax Band

B (B)

EPC



Road Map



Hybrid Map



Terrain Map



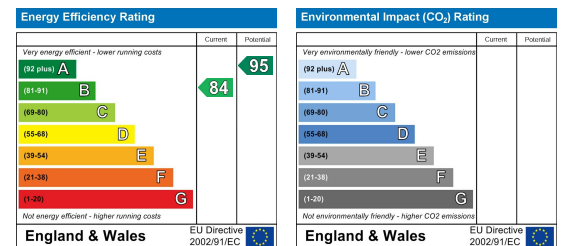
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 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.