

JOHNSONS & PARTNERS

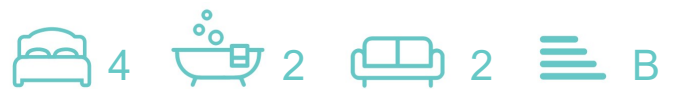
Estate and Letting Agency



9 AXMOUTH DRIVE, MAPPERLEY

NOTTINGHAM, NG3 5SX

ASKING PRICE £345,000



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A beautifully presented, double fronted, modern detached home, having been constructed within the last ten years. The property has a light and airy lounge with windows to three sides and doors out to the rear garden; as well as four bedrooms and en suite to the main bedroom. Countryside walks are close by whilst there is also good access to a range of, family friendly amenities only a short commute away. In brief the double glazed and centrally heated accommodation comprises reception hallway, cloakroom with WC, lounge, dining kitchen and utility room completes the ground floor. To the first floor located off the landing are four bedrooms with bedroom one having an en-suite as well as a family bathroom which completes the ground floor. To the outside is a planted frontage with adjacent driveway which allows for car standing and access to the garage which measures an impressive 21'11 x 8'7 and has a courtesy door out to the rear garden. The rear garden has been beautifully landscaped with a lawn, planted borders and a good sized patio. This is a lovely home in a popular and sought after location; as such we would most strongly recommend an internal viewing. Contact us now to book your personal viewing appointment! Vacant Possession.

Reception Hallway
11'3" x 7'0" (3.43 x 2.13)

Cloakroom
5'0" x 2'9" (1.52 x 0.84)

Lounge
19'9" x 11'1" (6.02 x 3.38)

Dining Kitchen
19'9" x 11'6" (6.02 x 3.51)

Utility Room
6'9" x 5'1" (2.06 x 1.55)

First Floor Landing

Bedroom One
11'9" x 11'4" (3.58 x 3.45)

En-suite

Bedroom Two
9'9" x 9'6" (2.97 x 2.90)

Bedroom Three
9'9" x 8'1" (2.97 x 2.46)

Bedroom Four
10'1" x 7'8" (3.07 x 2.34)

Family Bathroom

Garage
21'11" x 8'7" (6.68 x 2.62)

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

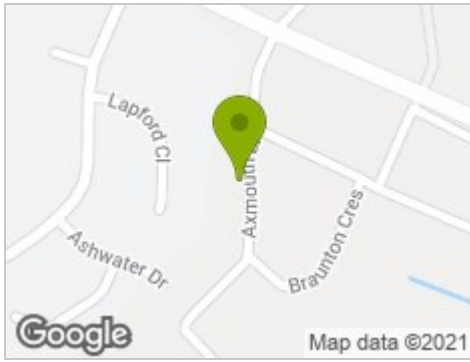
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required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

Council Tax Band

E



Road Map



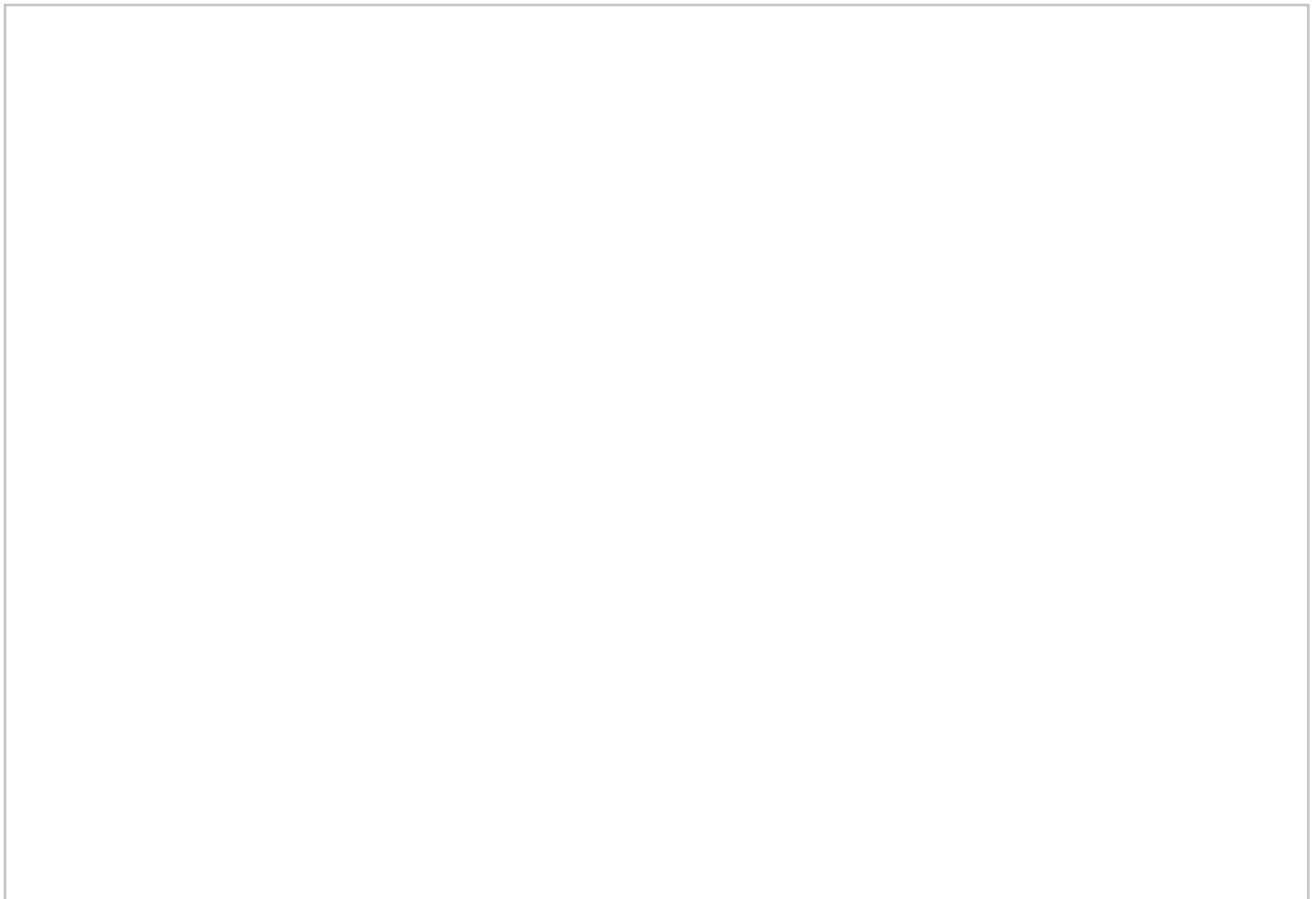
Hybrid Map



Terrain Map



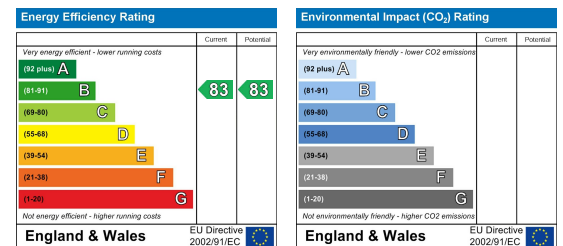
Floor Plan



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.