

JOHNSONS & PARTNERS

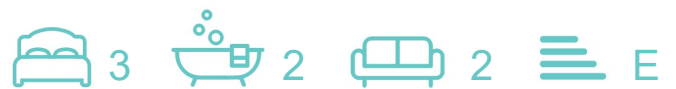
Estate and Letting Agency



31 HARDYS DRIVE, GEDLING

NOTTINGHAM, NG4 3HR

GUIDE PRICE £290,000



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Welcome to Hardys Drive, a three-bedroom detached house situated on a desirable road in Gedling. This much sought-after location is perfect for families, professionals, and first-time buyers seeking a blend of comfort and convenience.

As you approach the end of the cul-de-sac, you're greeted by a welcoming facade and a private driveway leading to a garage, and providing ample parking for two vehicles. Step inside and discover the heart of this home, being the open-plan living and dining room, with plentiful natural light, creating an airy and inviting space for relaxation and family gatherings. Also on the ground floor you will find a modern kitchen, along with convenient downstairs WC. Upstairs, three well-appointed bedrooms alongside a family bathroom, ensuring enough space and privacy for everyone.

The enclosed rear garden, a west-facing gem, is a secure and peaceful haven for children to play and adults to unwind.

With local amenities just a stone's throw away, this property strikes the perfect balance between tranquil residential living and easy access to shops, schools, and public transport, ensuring all your needs are well within reach.

Hardys Drive is more than just a house; it's a home waiting to be filled with new memories. Don't miss the opportunity to reside in this exceptional property.

Reception Hallway
12'10 x 6'7 (3.91m x 2.01m)

WC
3'5 x 2'8 (1.04m x 0.81m)

Living / Dining Room
21'10 x 11'11 (max) (6.65m x 3.63m (max))

Kitchen
9'6 x 9'1 (2.90m x 2.77m)

First Floor Landing

Bedroom One
12'3 x 9'5 (3.73m x 2.87m)

Bedroom Two
10'2 x 9'3 (3.10m x 2.82m)

Bedroom Three
9 x 8'11 (2.74m x 2.72m)

Bathroom
9'1 x 8'4 (2.77m x 2.54m)

Garage
25 x 9'10 (7.62m x 3.00m)

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

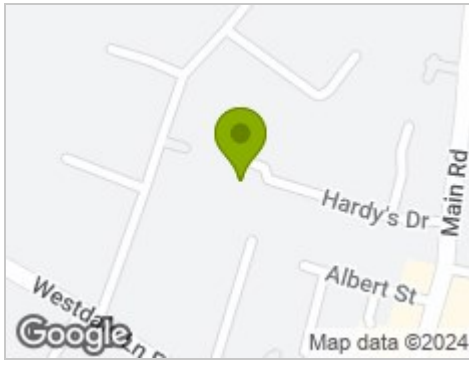
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



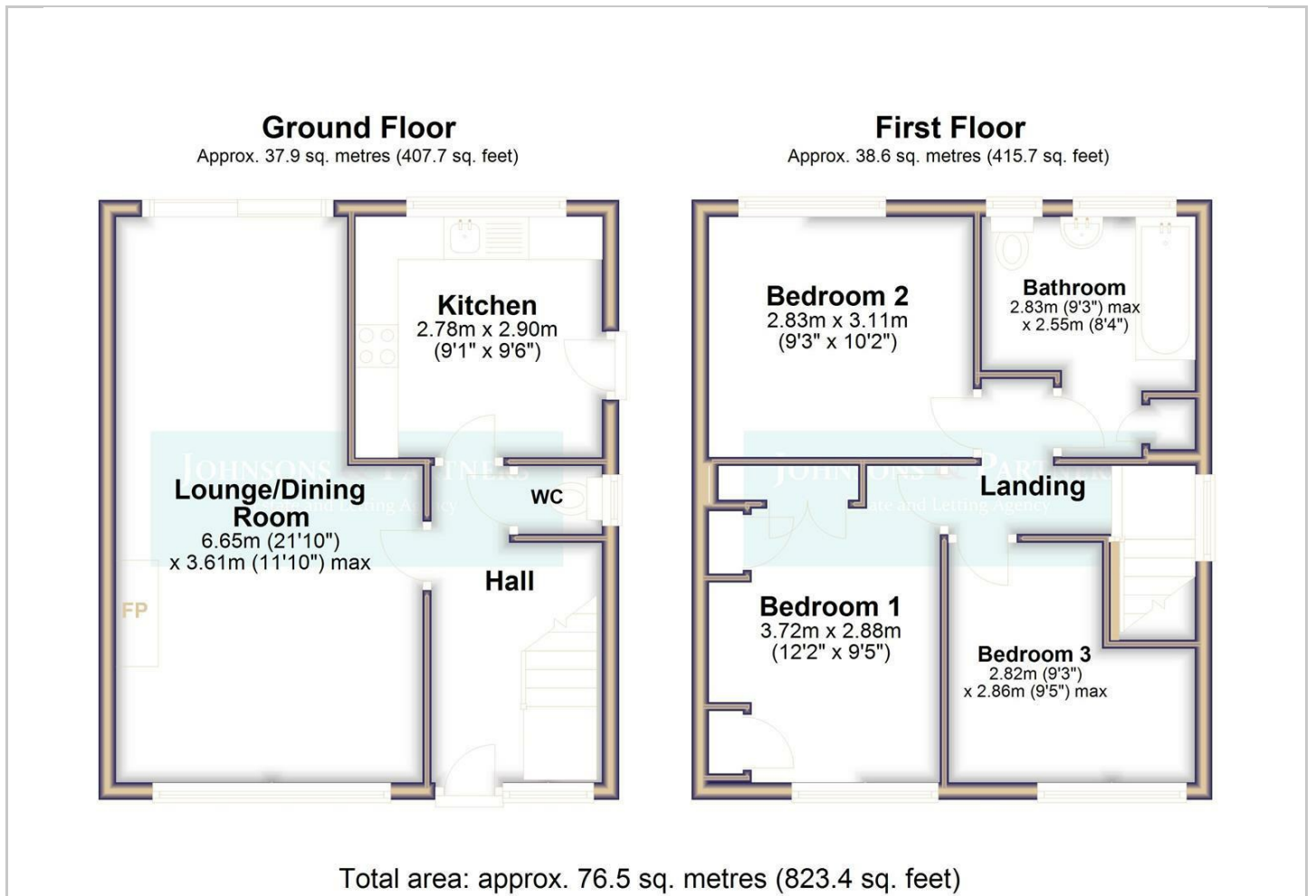
Hybrid Map



Terrain Map



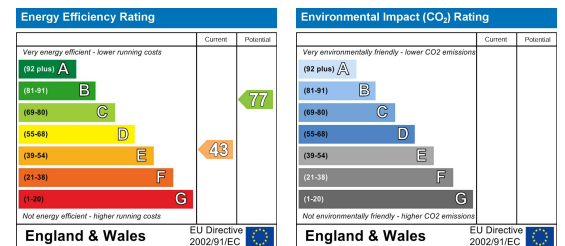
Floor Plan



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.