

# JOHNSONS & PARTNERS

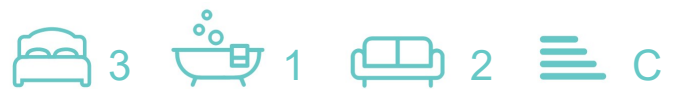
Estate and Letting Agency



**24 SOUTHDALE DRIVE, CARLTON**

NOTTINGHAM, NG4 1BZ

**GUIDE PRICE £280,000**



# 24 SOUTHDALE DRIVE

CARLTON, NOTTINGHAM, NG4 1BZ

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Guide Price - £280,000 - £290,000 | Three Bedroom Semi Detached | End of a Cul-de-sac | Modernised and Upgraded Throughout | Large South East Facing Garden | Off Road Parking |

Step inside this charming semi-detached property nestled at the end of a peaceful cul-de-sac on Southdale Drive. Ideal for first-time buyers and families alike, this delightful home boasts three well-appointed bedrooms and a modern family bathroom, complemented by an additional downstairs WC for added convenience.

The ground floor unfolds with a warm and welcoming living room, seamlessly flowing into the dining area, creating an inviting space for family meals or entertaining guests. The modern kitchen, equipped with sleek units and surfaces, is sure to inspire culinary creativity, while the spacious utility room provides practical space for household management. Wooden flooring throughout the downstairs area adds a touch of elegance and ensures easy maintenance.

Natural light bathes the large south-east facing rear garden, offering a private and serene outdoor retreat for relaxation or alfresco dining. The property benefits from a driveway with ample parking for two vehicles, ensuring you'll always have a spot upon returning home. Extra storage in the hallway and an outdoor store address all your organizational needs, ensuring that this home isn't just a house, but a sanctuary for you and your loved ones to create lasting memories.

Located in a popular area of Nottinghamshire, this home is just a stone's throw from local amenities, with excellent transport links close by, making commuting or exploring the city effortless.

Entrance Hallway

Storage Cupboard

Kitchen

9'3" x 11'9" (2.83 x 3.60)

Utility Room

9'2" (max) x 10'8" (2.81 (max) x 3.26)

WC

Living Room

14'8" x 11'9" (4.49 x 3.59)

Dining Area

10'9" x 11'9" (3.29 x 3.59)

First Floor Landing

Bedroom One

14'1" x 9'8" (4.31 x 2.95)

Bedroom Two

10'7" x 9'11" (3.25 x 3.03)

Bedroom Three

7'10" (max) x 11'3" (max) (2.40 (max) x 3.43 (max))

Bathroom

6'11" x 7'3" (2.11 x 2.21)

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band B

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.

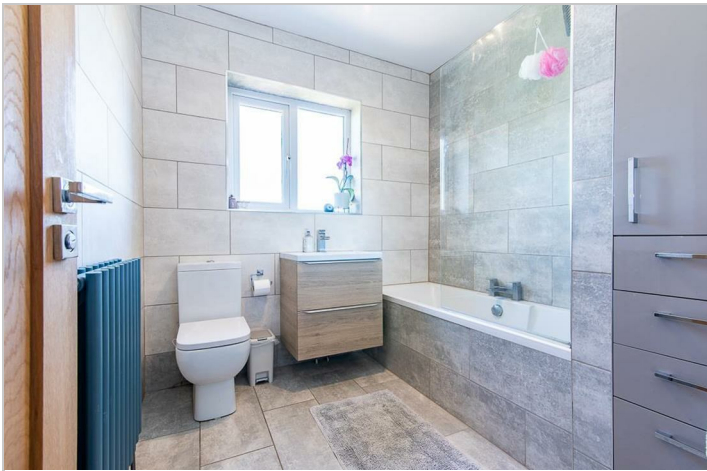
The vendor has advised the following:

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



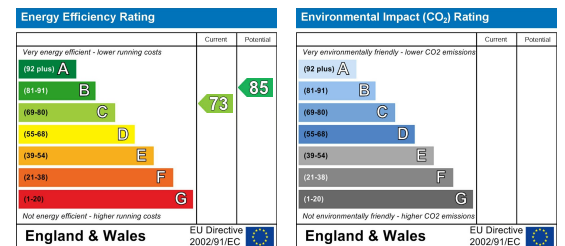
## Floor Plan



## 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.