

JOHNSONS & PARTNERS

Estate and Letting Agency



36 BEAUMARIS DRIVE, GEDLING

NOTTINGHAM, NG4 2RA

OFFERS OVER £450,000



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Nestled in this sought-after residential development in the ever popular borough of Gedling, this stunning 4-bedroom house is a true gem waiting to be discovered. As you step inside, you'll be greeted by not just one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The beautifully presented interior boasts generously sized accommodation throughout, offering ample space for all your needs.

The property features 4 bedrooms, each equipped with built-in wardrobes for your convenience. The re-fitted kitchen and utility room add a touch of modern elegance, while the re-fitted en suite and family bathroom provide a luxurious feel. Outside, you'll find a landscaped rear garden that is sure to be the envy of your friends and family. Imagine enjoying sunny afternoons in your very own summerhouse, complete with power and light - the perfect spot for relaxation or hosting gatherings.

With a multiple vehicle driveway & double garage with electrically operated door for convenience, parking will never be an issue. And the location couldn't be more ideal, with a wealth of 'family friendly' amenities just a stone's throw away. From schools to shops, recreational facilities to public transport links, everything you need is within easy reach.

Don't miss the opportunity to make this house your home. Contact us now to book your viewing and see for yourself why this property is truly special.

Open Entrance Porch

Reception Hallway
11'6" x 8' (3.51m x 2.44m)

WC
4'8" x 3'4" (1.42m x 1.02m)

Lounge
21'6" x 11'10" (6.55m x 3.61m)

Dining Room
11'4" x 9'9" (3.45m x 2.97m)

Kitchen
11'5" x 10'6" (3.48m x 3.20m)

Utility Room
8'6" x 4'10" (2.59m x 1.47m)

First Floor Landing

Bedroom One
13' x 9'11" (3.96m x 3.02m)

En Suite
7'11" x 5'2" (2.41m x 1.57m)

Bedroom Two
12'1" x 10'3" plus door recess (3.68m x 3.12m plus door recess)

Bedroom three
9'9" x 7'5" (2.97m x 2.26m)

Bedroom Four
7'5" x 6'10" (2.26m x 2.08m)

Family Bathroom
8'11" x 6'3" (2.72m x 1.91m)

Outside Garden Room
11'4" x 9'3" (3.45m x 2.82m)

Double Garage
17'3" x 16'4" (5.26m x 4.98m)

Driveway For Multiple Vehicles

Landscaped Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - E

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



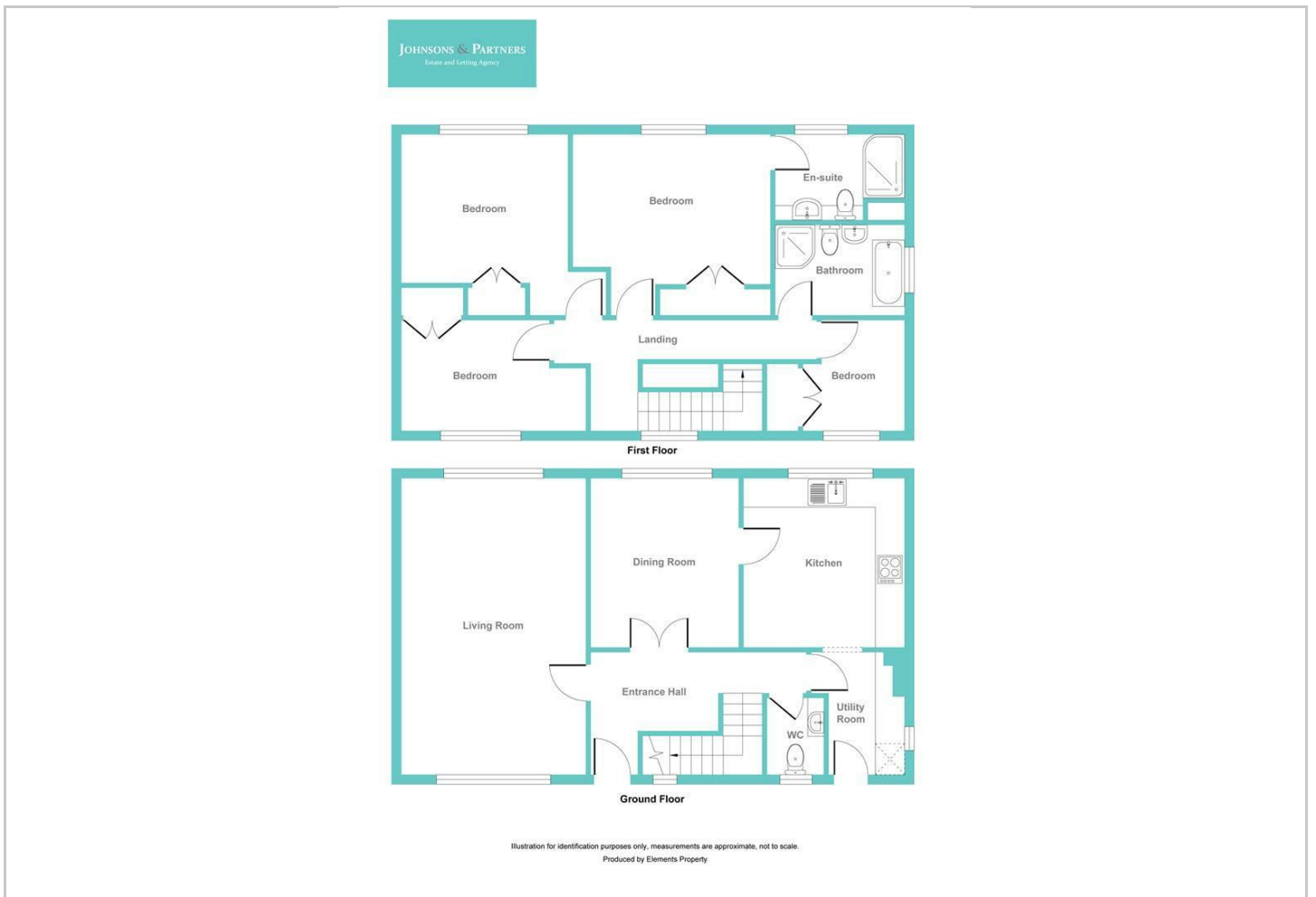
Hybrid Map



Terrain Map



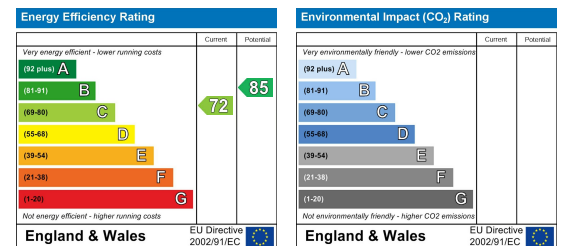
Floor Plan



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.