

# JOHNSONS & PARTNERS

Estate and Letting Agency



## THE BLACKWOOD BONINGTON GRANGE, GEDLING

NOTTINGHAM, NG4 2QU

£340,000



# THE BLACKWOOD BONINGTON GRANGE

GEDLING, NOTTINGHAM, NG4 2QU

£340,000



STUNNING NEW DEVELOPMENT - OFFERS AVAILABLE ON SELECTED PROPERTIES -

Welcome to Bonington Grange in Gedling, where luxury meets convenience in this exclusive new build development. This stunning detached house boasts a bright living room, open plan kitchen, over looking, the rear garden along with 4 bedrooms, and 2 bathrooms, offering ample space for a growing family or those who love to entertain.

Situated in a popular and convenient location, this property is perfect for those seeking a modern lifestyle with easy access to amenities and transport links. The energy-efficient design not only helps the environment but also saves you money on utility bills.

As a new build property, you can enjoy the benefits of a contemporary layout and high-quality fixtures throughout. With incentives available on selected properties, now is the perfect time to make this house your home.

Don't miss out on the opportunity to own a piece of luxury in Bonington Grange. Contact us today to arrange a viewing and take the first step towards your dream home.

## Special offers

Make your move happen with Miller when you choose an offer on selected homes - a reduced mortgage interest rate for the initial term with Own New Rate Reducer\* OR a Deposit Contribution\* OR there's Part Exchange\* or Assisted Move\*. T&Cs apply.

\*PLEASE ASK FOR FURTHER DETAILS ON ANY CURRENT INCENTIVES ADVERTISED. These are available on selected plots. All current offers are subject to availability, discretion, and T&Cs which can be available on request & on Miller Homes website. Some further details can be found below.

T: 0115 855 6622

## Entrance Hallway

## Living Room

15' 1 x 9' 10 (4.57m x 3.00m)

## Open Plan Kitchen / Family Room

18'3 x 12'2 (5.56m x 3.71m)

## Utility Room

6'2 x 4'2 (1.88m x 1.27m)

## Cloaks / WC

6'1 x 3'1 (1.85m x 0.94m)

## First Floor Landing

## Bedroom One

9'3" x 12'8" (2.84m x 3.88m)

## En-Suite

8'3" x 3'10" (2.52m x 1.18m)

## Bedroom Two

8'6" x 11'6" (2.61m x 3.53m)

## Bedroom Three

8'3" x 10'3" (2.52m x 3.13m)

## Bedroom Four

9'7" x 6'8" (2.93m x 2.05m)

## Bathroom

5'6" x 6'8" (1.7m x 2.05m)

## Outside:

## Driveway

## Enclosed Garden

## INCENTIVES AVAILABLE ON SELECTED PLOTS

### Special Offers \*

Make your move happen with Miller when you choose an offer on selected homes - a reduced mortgage interest rate for the initial term with Own New Rate Reducer\* OR a Deposit Contribution\* OR there's Part Exchange\* or Assisted Move\*. T&Cs apply.

\* Terms and conditions apply

<https://www.millerhomes.co.uk/new-homes/east-midlands/bonington-grange-gedling.aspx>

## Agents Disclaimer

## Disclaimer - Council Tax Band Rating - Gedling BC - TBA

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.

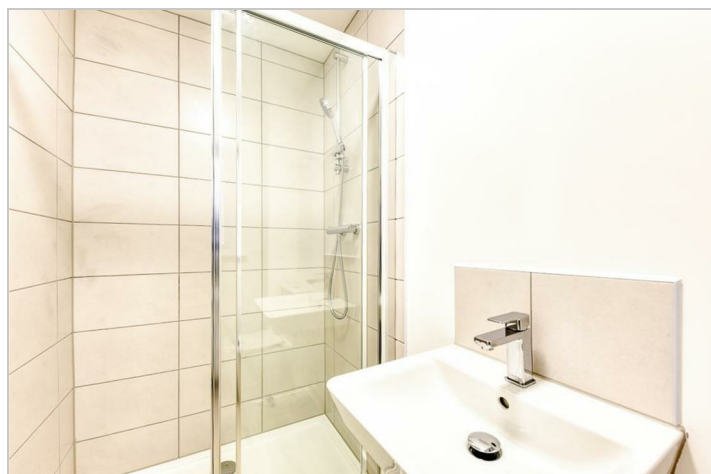
The vendor has advised the following:

Property Tenure is Freehold

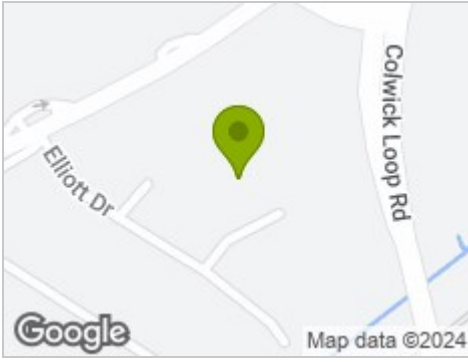
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



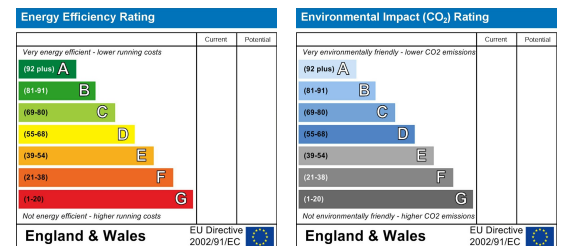
## Floor Plan



## 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.