

JOHNSONS & PARTNERS

Estate and Letting Agency



THE CEDARWOOD BONINGTON GRANGE, GEDLING

NOTTINGHAM, NG4 2QU

£455,000



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AVAILABLE TO RESERVE - £15,000 TOWARDS YOUR DEPOSIT* - OR - ASSISTED MOVE SCHEME*

Welcome to Bonington Grange in Gedling, where luxury meets convenience in this exclusive new build development in the much sought after village of Gedling.

This stunning executive, detached house boasts 2 reception rooms, 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.

*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
144 x 11'2 (4.37m x 3.40m)

Study / Snug
82 x 74 (2.49m x 2.24m)

Cloakroom / WC

Open Plan Living / Dining Kitchen

Kitchen - 10'8 x 11' Opening to the Dining / Family Area - 17'1 x 9'9

Utility Room
77 x 59 (2.31m x 1.75m)

First Floor Landing

Bedroom One
117 x 10'6 (3.53m x 3.20m)

Dressing Room
79 x 67 (2.36m x 2.01m)

En-Suite
79 x 5'4 (2.36m x 1.63m)

Bedroom Two
10'9 x 8'2 (3.28m x 2.49m)

En-Suite
59 x 5'4 (1.75m x 1.63m)

Bedroom Three
12' x 8'2 (3.66m x 2.49m)

Bedroom Four
95 x 7'10 (2.87m x 2.39m)

Family Bathroom
69 x 6'4 (2.06m x 1.93m)

Outside

Double Garage

Driveway

Enclosed Gardens

INCENTIVES AVAILABLE ON THIS PLOT

£15,000 towards deposit

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.

ASSISTED MOVE

Assisted Move

Moving into your new home should be an exciting experience, not a stressful one. At Miller Homes, we believe everyone deserves the opportunity to make a smooth and straightforward transition into their dream Miller home. With our Assisted Move Scheme*, not only does it significantly reduce the hassle and expense of selling your old property, but also streamlines the process of moving into your dream home.

What is Assisted Move?

The Assisted Move Scheme* is designed to make your house moving experience as effortless as possible by assisting with the sale of your existing home. As part of this scheme, we shoulder a significant portion of the burdens and costs traditionally associated with selling a property.

These include conducting a free 'open market' valuation on your current property, providing expert assistance to get your home sold quickly and efficiently, and covering advertising costs and estate agents fees. The Assisted Move scheme aims to help you transition seamlessly into your new Miller home by facilitating the sale of your old property in a cost-effective and hassle-free manner.

For further details please contact a member of our sales team or visit

<https://www.millerhomes.co.uk/our-offers/assistedmove.aspx>

Agents Disclaimer

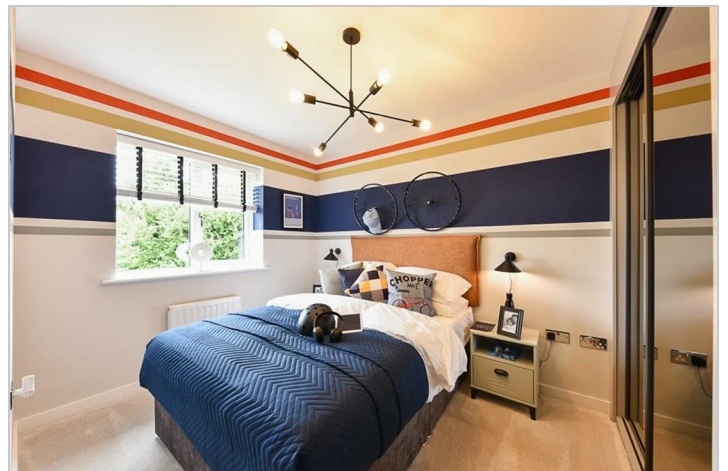
Disclaimer - Council Tax Band Rating - Gedling Council - Tax Band TBC

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.

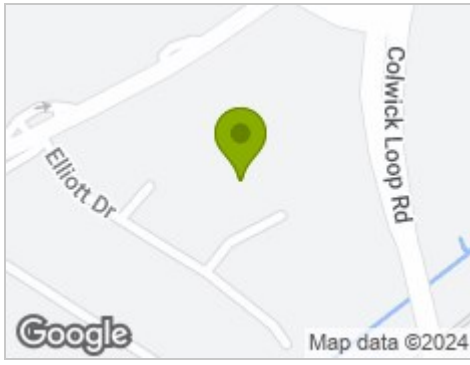
The vendor has advised the following:

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,



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.