

# JOHNSONS & PARTNERS

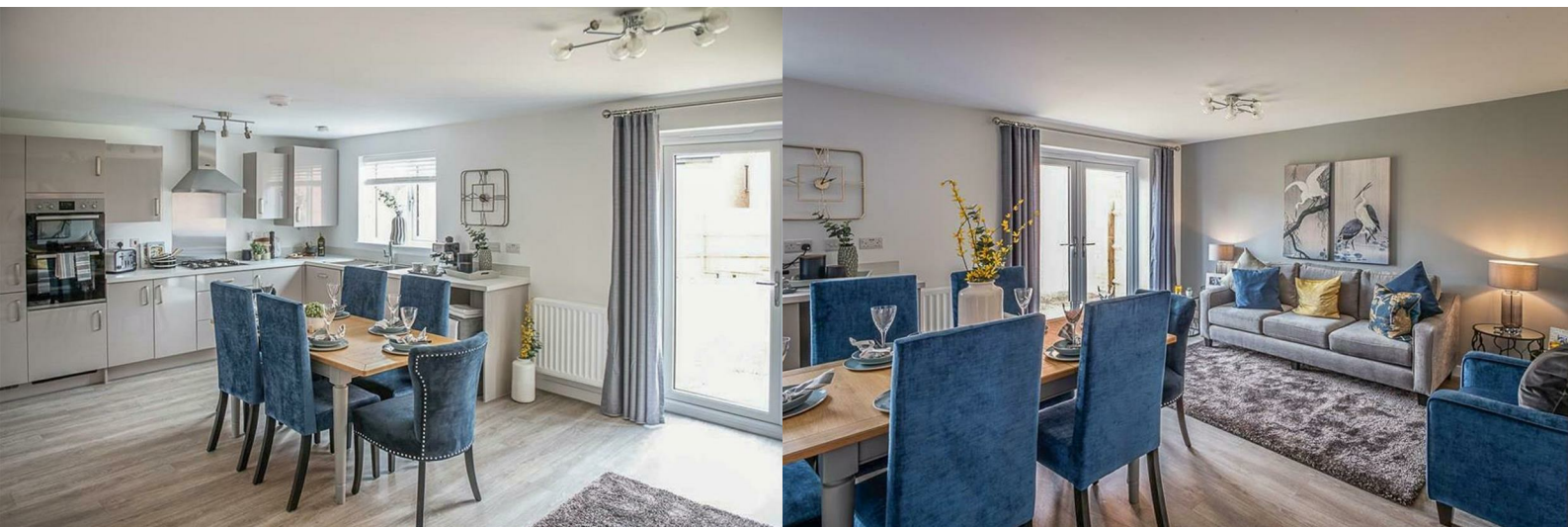
Estate and Letting Agency



## THE RIVERWOOD BONINGTON GRANGE, GEDLING

NOTTINGHAM, NG4 2QU

PRICES FROM £368,000





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4 BED HOME ON EXCLUSIVE DEVELOPMENT | CASHBACK INCENTIVE (t&c's apply) | POPULAR LOCATION | CLOSE TO LOCAL AMENITIES | EN-SUITE | EST COMPLETION MARCH/APRIL 2025 |

Welcome to Bonington Grange, a stunning new build property located in the desirable village of Gedling, Nottingham. This detached house offers a perfect blend of modern living and traditional charm.

As you step into this beautiful home, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest rooms.

The property boasts two bathrooms, including an en-suite to the principal bedroom, providing convenience and luxury. The 21ft open plan dining kitchen is a highlight of this home, featuring French doors that lead out to the enclosed rear garden, perfect for enjoying a morning coffee or hosting a summer barbecue.

Parking is made easy with space for two vehicles, a private driveway, and a garage. The exclusive development by trusted builders Miller Homes ensures quality and attention to detail in every aspect of the property.

Gedling is a well-regarded village with amenities and transport links, making it a convenient and desirable location to call home. The estimated completion date of March/April 2025 means you could be enjoying this brand new home sooner than you think.

Don't miss out on the opportunity to own a piece of this idyllic village lifestyle. Incentives are available on selected plots, subject to terms and conditions. Contact us today to find out more about making Bonington Grange your new home.

£15,000 deposit contribution; 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.

T: 0115 931 2020

### Entrance Hallway

### Living Room

14'10" x 11'9" (4.52m x 3.58m)

### Kitchen / Dining / Family Room

21'3" x 14'10" (6.48m x 4.52m)

### Cloakroom / WC

### Landing

### Bedroom One

11'9" x 10'4" (3.58m x 3.15m)

### En-Suite

### Bedroom Two

13'2" x 9" (4.01m x 2.74m)

### Bedroom Three

11'11" x 8'6" (3.63m x 2.59m)

### Bedroom Four

9'2" x 8'10" (2.79m x 2.69m)

### Family Bathroom

8'3" x 6'4" (2.51m x 1.93m)

### Cashback Incentive

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### Property Information

Plot 73

Tenure: Freehold

Length of lease: N/A

Annual ground rent amount (£): N/A

Ground rent review period (year/month): N/A

Annual service charge amount (£): 141.00

Service charge review period (year/month): Yearly

Council tax band (England, Wales and Scotland): TBC

Reservation fee (£): 500

For more information about the optional extras available in our new homes, please visit the Miller Homes website.

### Agents Disclaimer

Disclaimer -

PHOTOS ARE FOR ILLUSTRATION PURPOSES ONLY

Council Tax Band Rating - Gedling BD - TBA, New Build Home

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

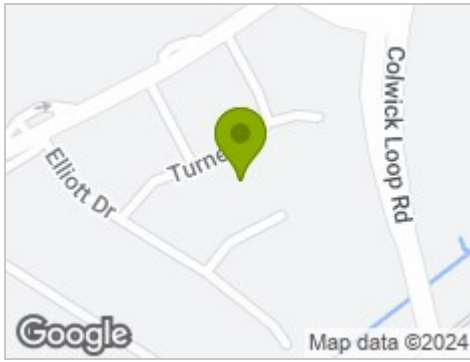
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



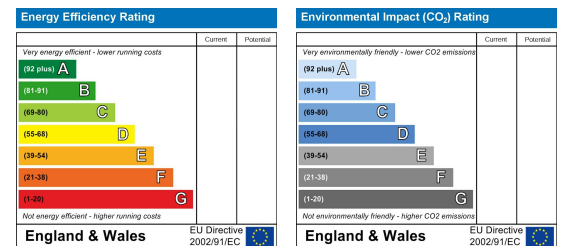
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 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.