

JOHNSONS & PARTNERS

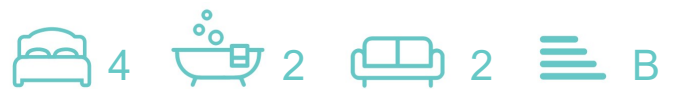
Estate and Letting Agency



1 CANADA CLOSE, STOKE BARDOLPH

NOTTINGHAM, NG14 5JL

£340,000



1 CANADA CLOSE

STOKE BARDOLPH, NOTTINGHAM, NG14 5JL

£340,000



Nestled in this extremely popular development in Stoke Bardolph, Nottingham, this modern detached home is a true gem waiting to be discovered. Boasting four bedrooms, this property is perfect for families looking for a spacious abode in a sought-after location.

As you step inside, you are greeted by two inviting reception rooms, an open plan dining kitchen, and a separate utility room - providing ample space for both relaxation and entertainment. The ground floor is complete with a convenient WC, adding to the practicality of this lovely home.

Venture upstairs to find a principal bedroom with its own en suite, along with three additional bedrooms and a family bathroom, ensuring that everyone has their own private sanctuary within this home.

Outside, the property shines with gardens at the front and rear, offering a tranquil escape from the hustle and bustle of everyday life. Situated on a corner plot, this home provides extra privacy and space for outdoor activities. With a driveway and garage, parking will never be an issue for you and your guests.

Conveniently located near schools, shops, and recreational facilities, this property offers the perfect blend of comfort and accessibility. Whether you're looking to settle down in a peaceful neighbourhood or seeking a vibrant community to call home, this residence caters to all your needs.

Don't miss the opportunity to explore all that this property has to offer - schedule an internal viewing today and envision the life you could create in this wonderful home. Contact us now to book your viewing and take the first step towards making this house your own.

Reception Hallway

Lounge

13'2 x 10'9 (4.01m x 3.28m)

Family Room

10'8 x 9'10 (3.25m x 3.00m)

Dining Kitchen

20'4 x 9'4 (6.20m x 2.84m)

Utility Room

6'11 x 4'1 (2.11m x 1.24m)

WC

First Floor Landing

Bedroom One

11'6 x 10'10 (3.51m x 3.30m)

En Suite

6' x 3'9 (1.83m x 1.14m)

Bedroom Two

9'11 x 9'6 (3.02m x 2.90m)

Bedroom Three

11'5 x 8'6 (3.48m x 2.59m)

Bedroom Four

8' x 7'3 (2.44m x 2.21m)

Family Bathroom

8'2 x 6'3 (2.49m x 1.91m)

Outside

Gardens Front & Rear

Driveway & Garage

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

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



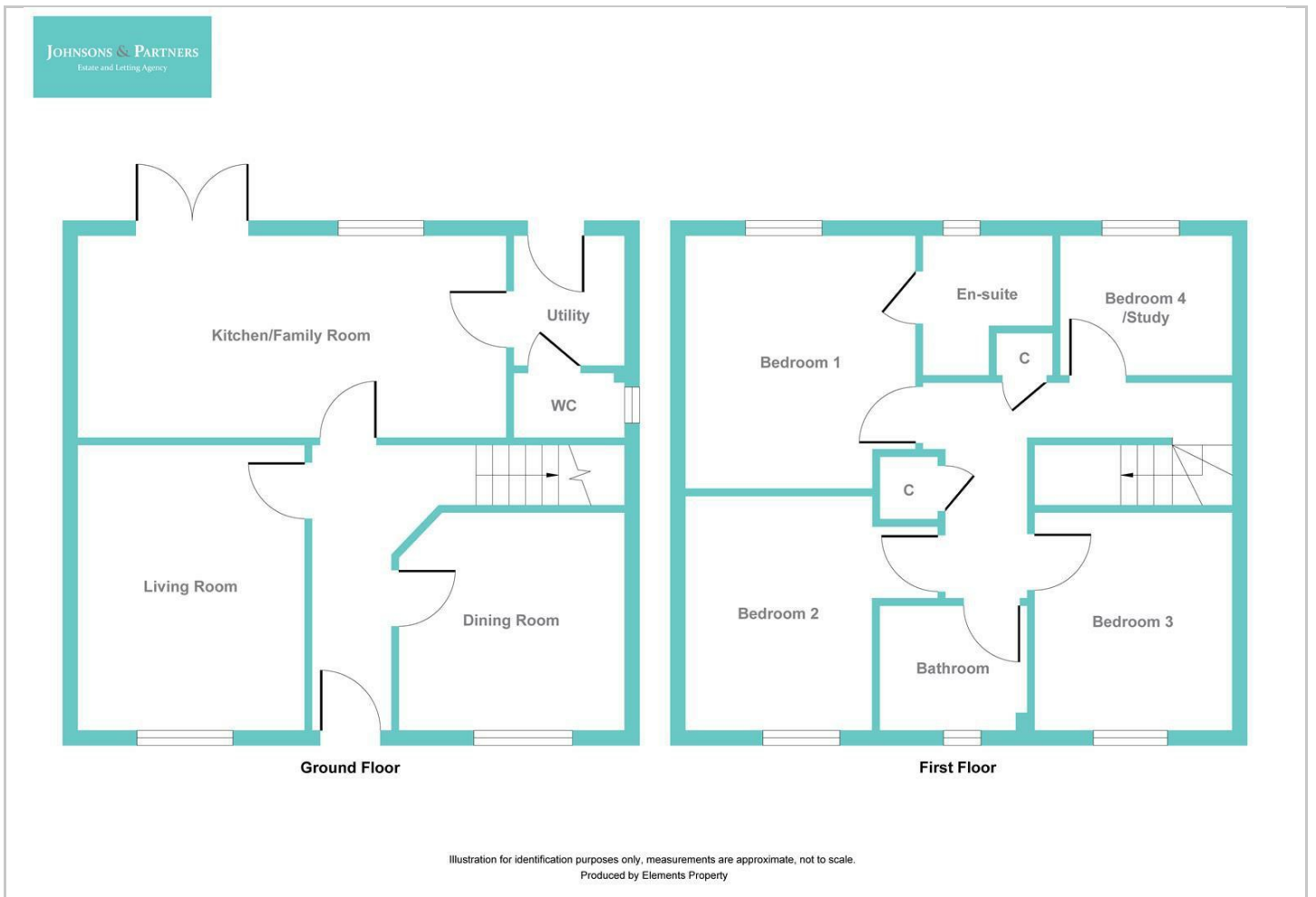
Hybrid Map



Terrain Map



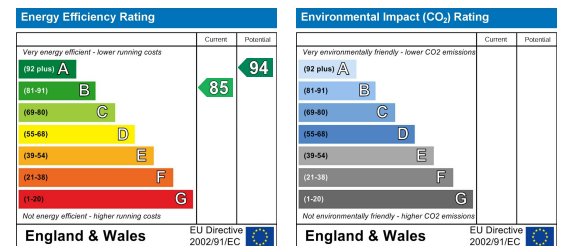
Floor Plan



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.