

JOHNSONS & PARTNERS

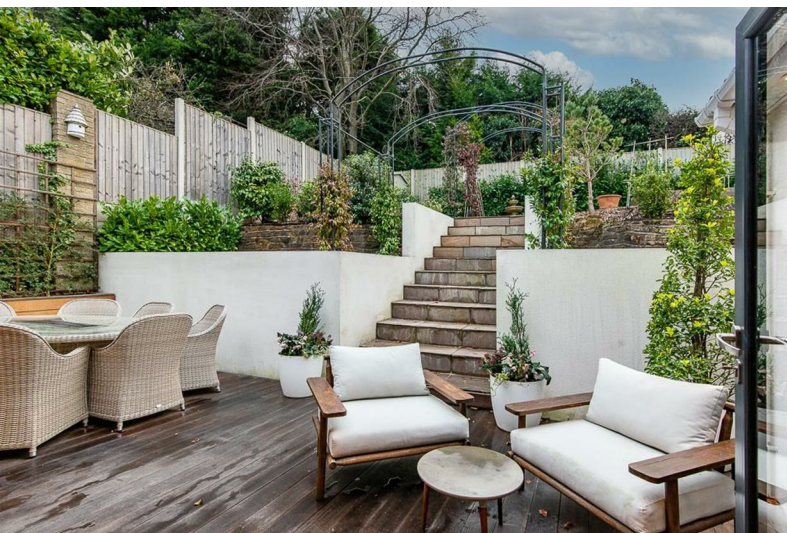
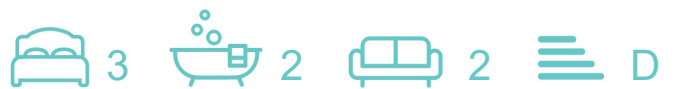
Estate and Letting Agency



8 MAPLE DRIVE, GEDLING

NOTTINGHAM, NG4 4AF

£395,000



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Beautifully Presented | Far Reaching Countryside Views | Stunning Sunset Views | Workshop/Home Office | Bedroom Terraces | Sought After Location | Driveway & Garage | Must be Viewed |

Nestled in the sought-after area of Gedling, this property stands as a testament to modern living coupled with serene vistas. This immaculately presented two/three-bedroom house is an idyllic sanctuary for families or couples seeking a peaceful yet connected lifestyle.

Upon entering, one is greeted by the expansive open plan kitchen/dining/living area, which boasts bi-fold doors that usher in an abundance of natural light and open out to the southeast-facing tiered rear garden. Here, beautiful views stretch over the open countryside, offering a breathtaking backdrop to your daily life.

The property's flexible layout accommodates a variety of living arrangements. One of the reception rooms, with its own terrace, can serve as an additional bedroom or a tranquil retreat. The principle bedroom, a haven of relaxation, features an en-suite shower room for added convenience. A second bedroom also benefits from its balcony, perfect for morning coffees while taking in the elevated views.

Every corner of this house speaks to the meticulous upgrades carried out throughout, from the modern bathroom fittings to the stylish décor. The part-converted garage has been transformed into a functional workshop/home office, providing an ideal space for those working from home.

Residents will not only enjoy the proximity to excellent primary schools, local amenities, and the popular location but also the beautiful sunset views until the very end of the day. The property also comes with two parking spaces, ensuring ample room for vehicles.

Viewings are highly recommended for those who wish to experience the blend of comfort and elegance that this beautiful single-level property provides. It's a home that will charm and delight, promising to be a cherished space for its new owners.

Entrance Hallway

Open plan Kitchen/Dining & Living
17'3" x 23'0" (5.26 x 7.02)

Living Room/Bedroom
16'4" x 12'6" (4.98 x 3.83)

Principle Bedroom
11'8" x 11'0" (3.56 x 3.36)

En-Suite Shower Room
7'8" x 4'0" (2.35 x 1.24)

Bedroom Two with Balcony
11'10" x 10'7" (3.62 x 3.23)

Bathroom
7'8" x 7'9" (2.35 x 2.37)

Garage
9'1" x 9'8" (2.79 x 2.97)

Home Office
11'6" x 11'6" (3.51 x 3.52)

Storage Room

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.

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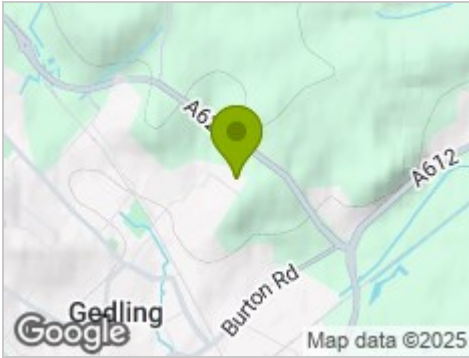
Road Map



Hybrid Map



Terrain Map



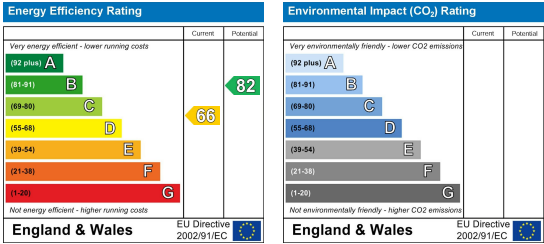
Floor Plan



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.