

JOHNSONS & PARTNERS

Estate and Letting Agency



106A JESSOPS LANE, GEDLING

NOTTINGHAM, NG4 4BZ

£595,000



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Brand New | Open Plan Living/Dining/Kitchen | Large Driveway and Garage | Fully Landscaped Gardens | Two En-Suites | Versatile Layout | NO CHAIN | Popular Location | Viewings Advised |

Nestled in the heart of Gedling on Jessops Lane, this exquisite brand-new family home presents a luxurious living experience perfect for modern families. With its completion in 2025, this property promises the latest in home design and comfort.

Upon entry, one is greeted by a palatial open-plan kitchen, living, and dining room, creating an inviting atmosphere for both relaxation and entertainment. The integral kitchen comes fully equipped with high-end appliances, including a fridge, freezer, and dishwasher, all seamlessly integrated to maintain the sleek aesthetic.

Bi-fold doors flood the space with natural light and provide a seamless transition to the impeccably landscaped rear garden, which offers a tranquil retreat for both adults and children alike. The ground floor further boasts a versatile bedroom that can effortlessly be converted into an additional living room, complemented by a contemporary bathroom for convenience.

The first-floor houses two generously sized bedrooms, each with its own ensuite, ensuring privacy and ease for all family members. With a total of four bedrooms and three bathrooms, the layout of this house caters superbly to the dynamics of family life.

Externally, the property benefits from a large driveway that can accommodate up to six vehicles, alongside a garage for additional parking or storage needs. Situated in a popular location, the house is a stone's throw away from excellent local schools and amenities, ensuring all your needs are within easy reach.

This striking family home encapsulates luxury, functionality, and the promise of cherished memories. Viewings are highly advised to fully appreciate what this impressive property has to offer.

Entrance Hallway

Open Plan Living/Dining and Kitchen
27'2" x 16'6" (8.29 x 5.03)

Utility
8'7" x 6'1" (2.63 x 1.86)

Ground Floor Shower Room

Ground Floor Bedroom/Living Room
16'4" x 13'2" (5 x 4.03)

Bedroom Three
13'6" x 11'2" (4.14 x 3.41)

First Floor Landing

Bedroom Two
16'6" x 16'4" (5.03 x 5)

En-Suite

Bedroom One
16'6" x 16'4" (5.03 x 5)

En-Suite

Landscaped Rear Garden

Driveway and Garage

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, 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



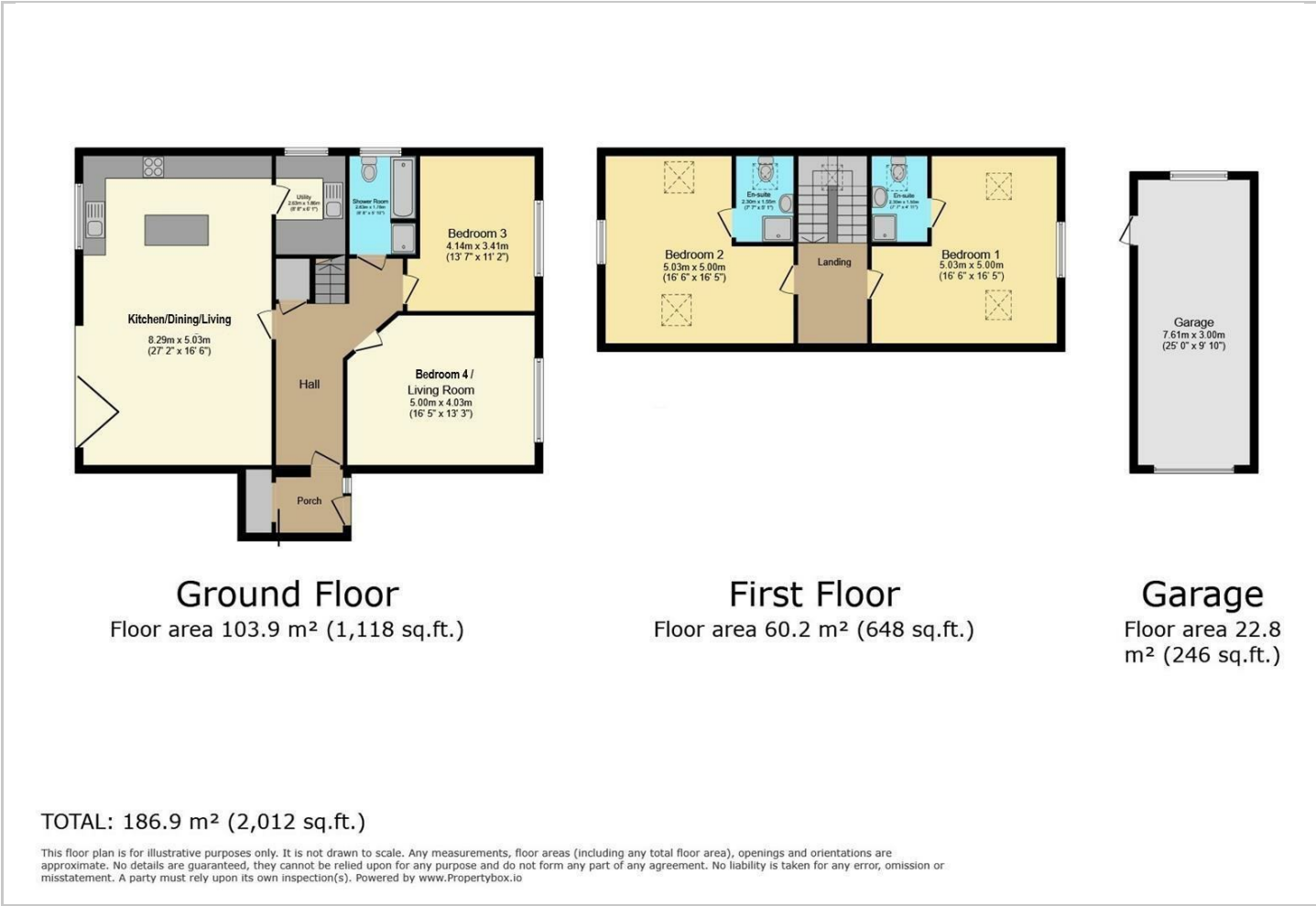
Hybrid Map



Terrain Map



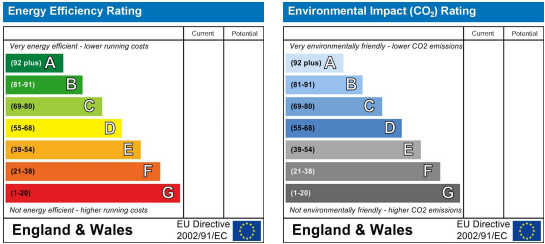
Floor Plan



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.