

JOHNSONS & PARTNERS

Estate and Letting Agency



4 MAPLE DRIVE, GEDLING

NOTTINGHAM, NG4 4AF

GUIDE PRICE £390,000



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GUIDE PRICE - £390,000 - £410,000

Four Bedroom Detached Home | Stunning Views from the Elevated Position | Modern and Beautifully Presented Throughout | Popular Location | Close to Local Amenities | Viewings Advised |

Nestled in the heart of Gedling, and exuding charm and warmth from every corner, this immaculately presented four-bedroom detached family home on Maple Drive, awaits its new owners. Meticulously maintained, the property is perfectly tailored for families seeking both elegance and functionality.

As you step inside, you'll be greeted by a stunning living room, bathed in natural light and offering stunning views across the verdant open countryside. The living room benefits an open fireplace that promises to be the centrepiece of many cosy evenings. The ground floor also features a versatile bedroom that could serve as a home office or guest room, adapting effortlessly to your family's needs.

The heart of this home is undoubtedly the open plan kitchen and dining room, a spacious haven for family gatherings and culinary adventures. Natural light floods through the doors, which open onto a delightful south-east facing rear garden – an idyllic setting for outdoor entertainment or a tranquil retreat to enjoy your morning coffee.

Upstairs, three well-proportioned bedrooms and a family bathroom cater to the rest and relaxation of all household members. The master suite, in particular, offers a serene escape after a long day.

Additional amenities such as a garage and a driveway ensuring that practicality goes hand-in-hand with the property's undeniable appeal. Situated in a popular area, close to local amenities and schools, this home is not just a residence but a community hub for a flourishing family.

Viewings are highly advised to fully appreciate the potential of this exquisite property. Don't miss the chance to make Maple Drive your family's new chapter.

Living Room
16'2" x 10'9" (4.95 x 3.30)

Dining Room
10'5" x 9'6" (3.20 x 2.91)

Kitchen
13'7" x 7'2" (4.15 x 2.20)

Bedroom One
18'0" x 8'3" (5.50 x 2.53)

First Floor Landing

Bedroom Two
13'1" x 10'9" (4 x 3.30)

Bedroom Three
10'9" x 10'5" (3.30 x 3.20)

Bedroom Four
10'8" x 9'3" (3.26 x 2.82)

Bathroom
9'2" x 7'4" (2.80 x 2.24)

Garage
18'10" x 8'9" (5.75 x 2.68)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - 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

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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



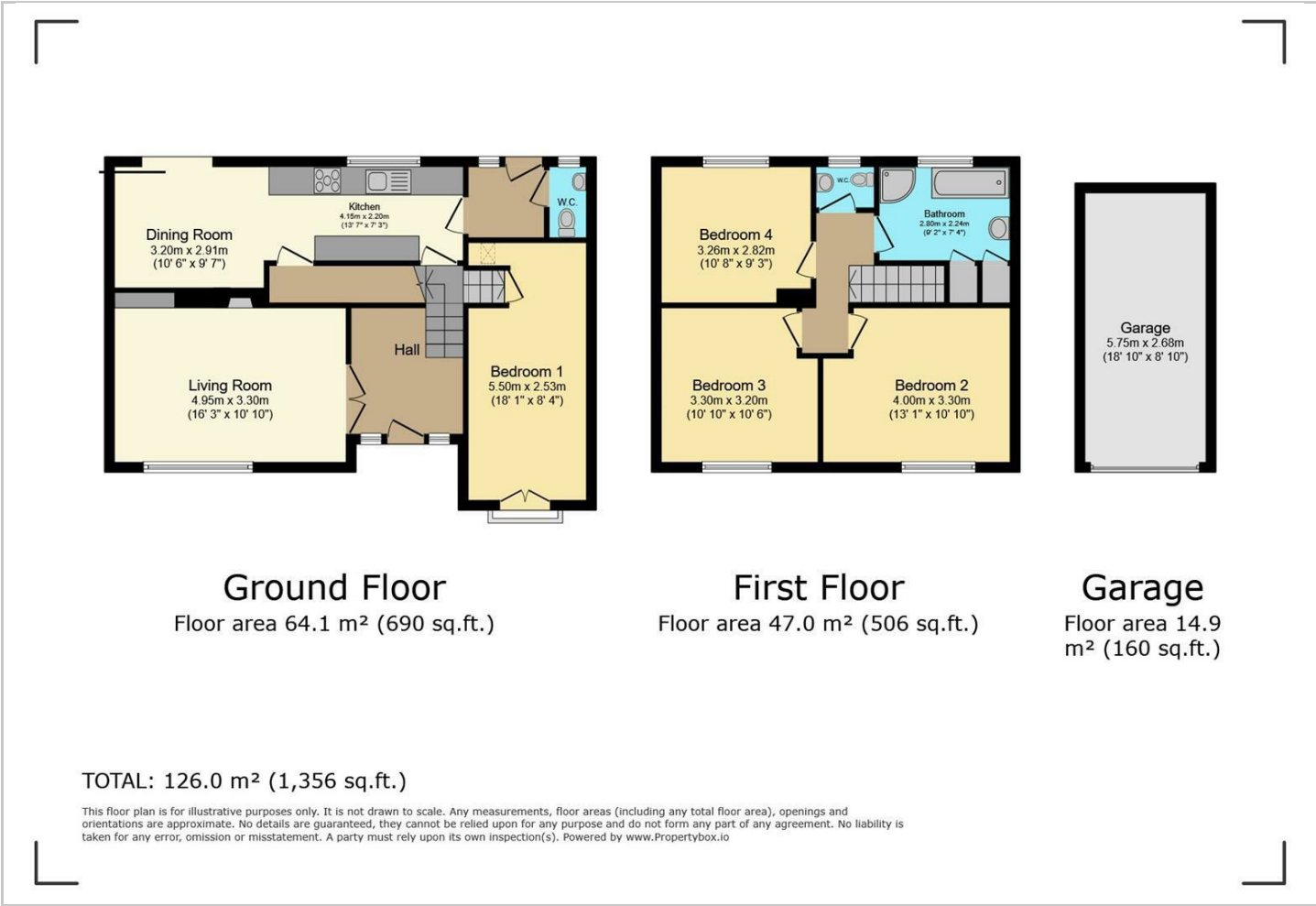
Hybrid Map



Terrain Map



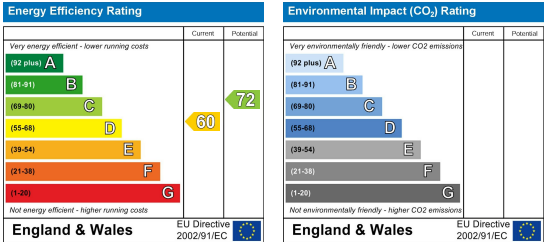
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.