

JOHNSONS & PARTNERS

Estate and Letting Agency



6 WITHNALL CLOSE, GEDLING

NOTTINGHAM, NG4 4LL

GUIDE PRICE £270,000



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Guide Price - £270,000 - £275,000 | Three Bedrooms | Modern Semi Detached Home | Immaculately Presented Throughout | Upgraded Features | Spacious Rear Garden | Popular Location | Close to Local Amenities and Transport Links |

Located in the charming Withnall Close of Gedling, awaits this modern three-bedroom semi-detached home, perfect for first-time buyers and growing families. The development marks a coveted area that blends community warmth with the convenience of nearby amenities.

As you step inside this contemporary abode, you're greeted by a stylish living room adorned with chic panelled walls that create a cosy yet sophisticated atmosphere. The heart of the home is the dining kitchen, complete with integrated appliances, ready for culinary adventures and family meals. A handy ground floor WC adds a layer of practicality to the well-thought-out ground floor layout.

Upstairs, three well-appointed bedrooms provide a peaceful retreat after a long day. The main bedroom is a sanctuary in itself, boasting fitted wardrobes that marry elegance with efficiency. A family bathroom completes the first-floor ensemble, catering to the needs of a busy household.

The rear garden promises a spacious outdoor haven for children to play or for adults to relax and entertain. The practicality of the home extends outside with a driveway offering two parking spaces, ensuring your vehicles are as well cared for as your family.

Situated in a popular location, the property is a close to local schools, shops, and leisure facilities, guaranteeing that your new home is not just a place to live but a hub of convenience and community.

Viewings are highly advised to fully appreciate what this stunning property has to offer. Don't miss the opportunity to make Withnall Close your new address and begin your next chapter.

Entrance Hallway

Living Room

13'3" x 11'8" (4.04 x 3.56)

Dining Kitchen

14'9" x 9'10" (4.52 x 3)

WC

First Floor Landing

Bedroom One

14'9" x 9'4" (4.50 x 2.87)

Bedroom Two

11'6" x 8'0" (3.53 x 2.46)

Bedroom Three

8'2" x 6'3" (2.51 x 1.93)

Bathroom

8'0" x 6'3" (2.46 x 1.92)

Agents Disclaimer

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

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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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



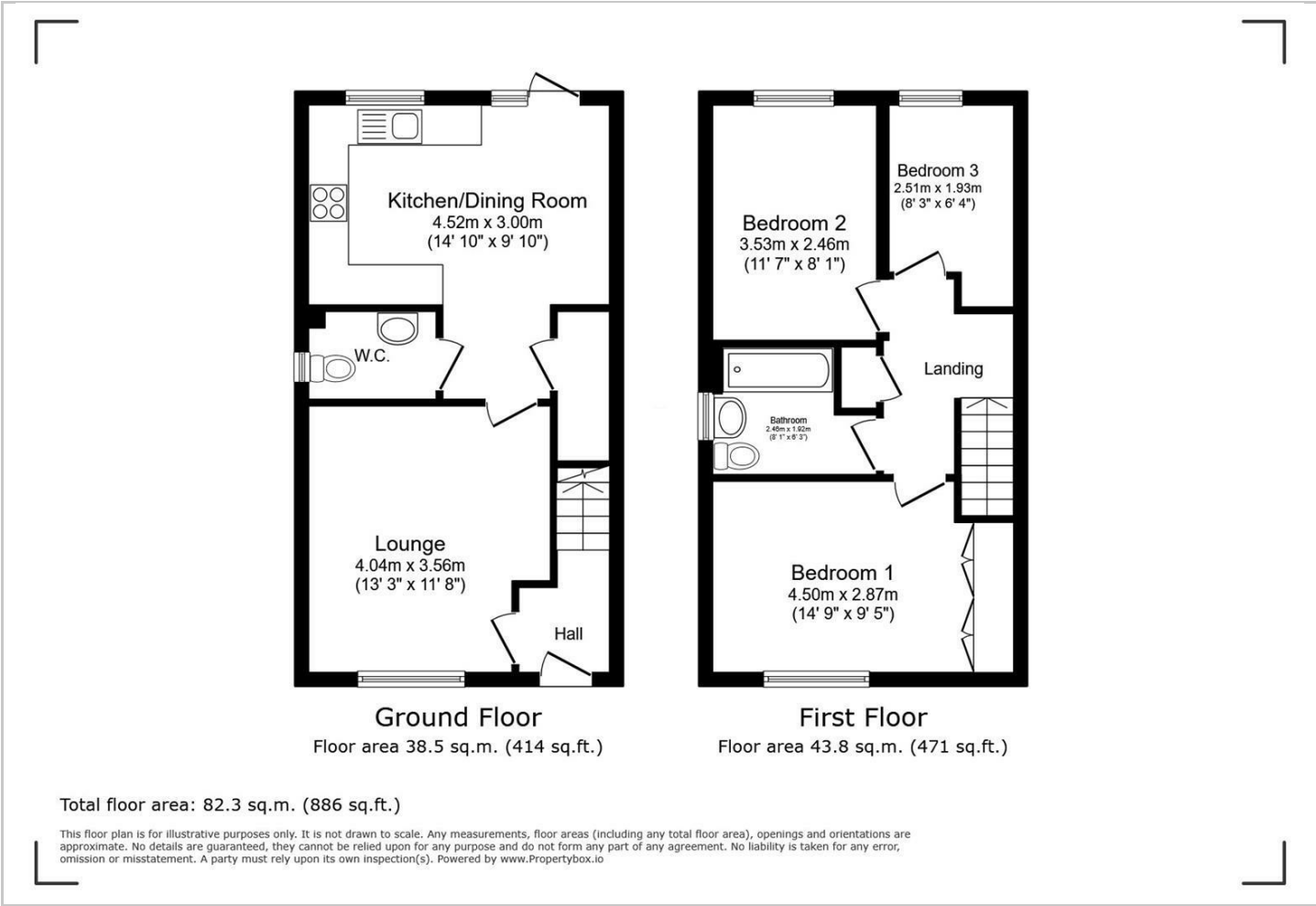
Hybrid Map



Terrain Map



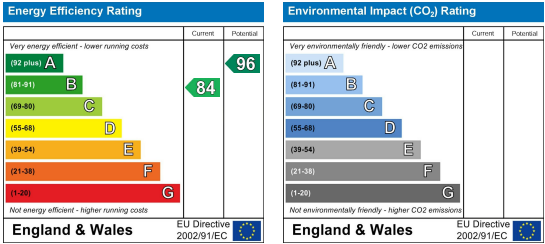
Floor Plan



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.