

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 11 BLACKTHORN CLOSE, GEDLING

NOTTINGHAM, NG4 4AU

£275,000





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Three Bedrooms | Immaculate Interiors Throughout | Open Plan Living | Modern Bathroom Suite | Countryside Views | Driveway | Cul-de-sac Location | Close to Local Amenities | Viewings Advised |

Nestled in the quaint cul-de-sac of Blackthorn Close, Gedling, Nottingham, lies a beautifully-presented three-bedroom terrace that promises an ideal abode for a variety of discerning buyers. This immaculate property offers a harmonious blend of modern living and comfortable charm, making it a must-see on your property search.

Upon entering, you're greeted by a welcoming hallway where the ground level boasts three well-appointed bedrooms, each offering a peaceful retreat after a long day. The modern family bathroom, with its stylish fixtures and finishes, serves these rooms and completes the interior layout.

As you go down to the lower ground level you have a delightful open-plan living room, seamlessly flowing into a contemporary kitchen and diner area. It's a space designed for entertaining and everyday living, where family and friends can gather and create cherished memories. The lower ground floor also benefits from the practicality of a downstairs WC combined with a utility area.

Outside, the low maintenance rear garden provides a private space for relaxation or al fresco dining. With two allocated parking spaces, the convenience for homeowners is unparalleled.

Located in the catchment area for highly sought-after schools and a stone's throw from local amenities, this property is positioned in a popular and thriving community.

We highly recommend viewing to fully appreciate the level of care and attention to detail that has gone into creating this inviting family home. Don't miss the opportunity to make Blackthorn Close your new address.

## Entrance Hallway to Ground Floor

### Bedroom One

13'1" x 8'5" (4 x 2.58)

### Bedroom Two

9'10" x 8'7" (3 x 2.64)

### Bedroom Three

9'8" x 7'1" (2.97 x 2.17)

### Bathroom

8'6" x 6'8" (2.61 x 2.05)

### Storage

### Lower Ground

### Living Room

15'7" x 12'11" (4.76 x 3.96)

### Dining Kitchen

17'5" x 8'3" (5.33 x 2.53)

### WC/Utility

6'9" x 5'8" (2.07 x 1.74)

### Agents Disclaimer

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

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.

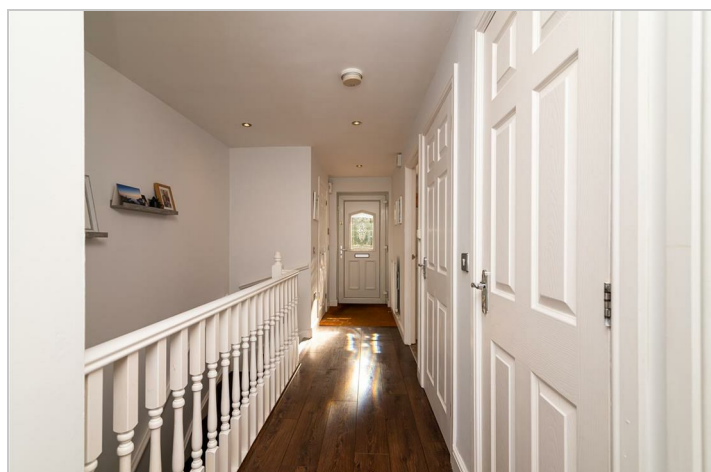
The vendor has advised the following:

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



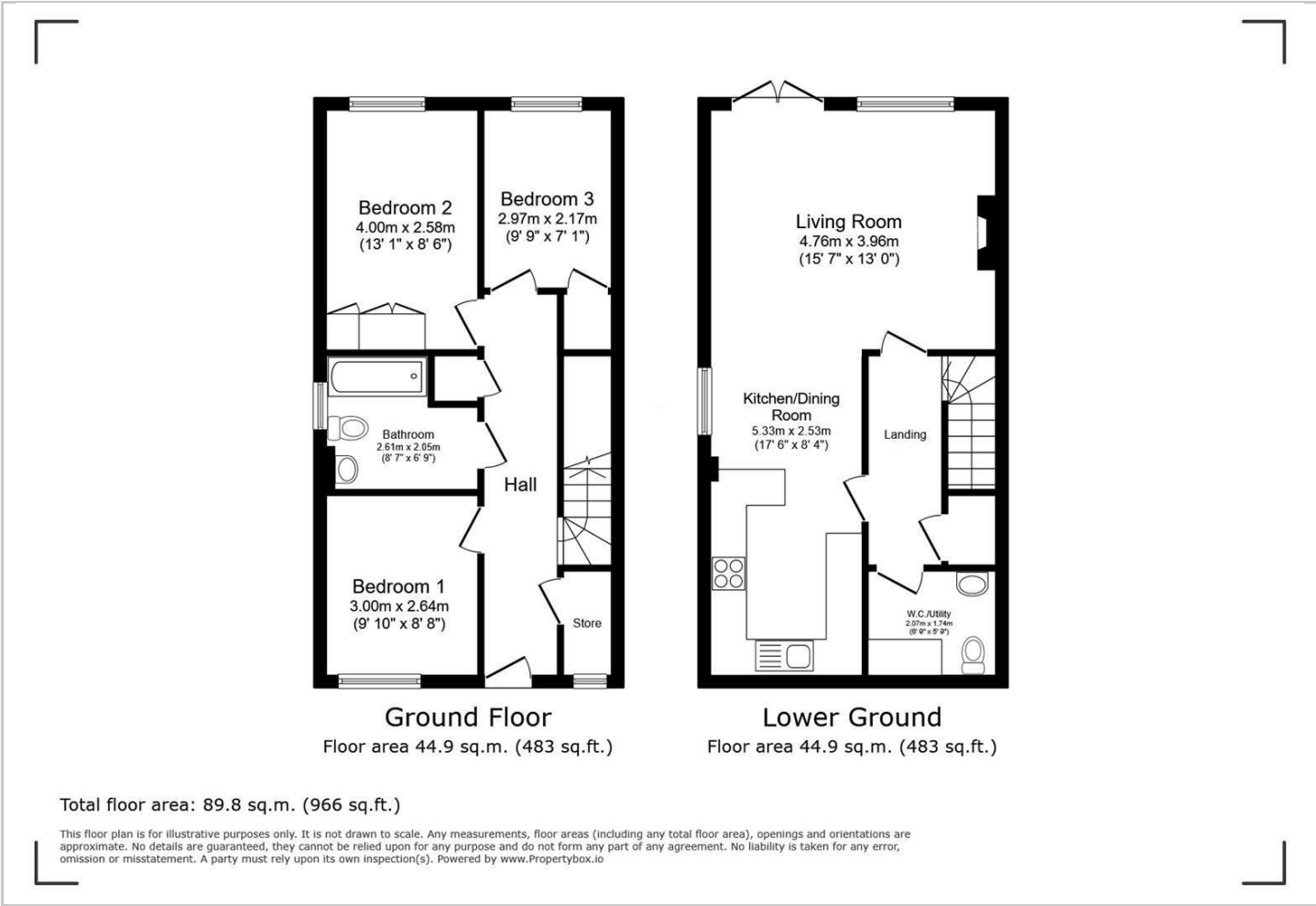
Hybrid Map



Terrain Map



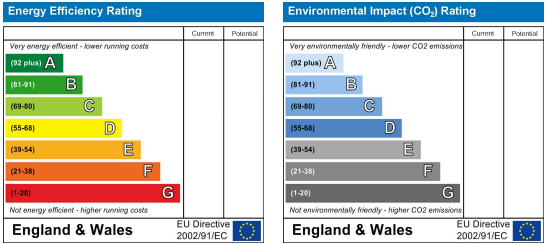
Floor Plan



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.