

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 32 BROOKLANDS DRIVE, GEDLING

NOTTINGHAM, NG4 3GU

OFFERS OVER £475,000



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Situated on Brooklands Drive, Gedling, Nottingham, this substantial, four double bedroom detached house is a gem waiting to be discovered. Boasting an extremely spacious layout, this property offers a reception hallway, WC, bay fronted lounge, dining room, breakfast kitchen, and a separate utility room - perfect for modern living.

The principal bedroom suite features a dressing room and en suite, providing a touch of luxury. Additionally, there are three more double bedrooms and a family bathroom, ensuring ample space for a growing family or visiting guests.

Convenience is key with gated multiple vehicle parking and a private, low maintenance rear garden, ideal for relaxing or entertaining. The absence of an upward chain simplifies the buying process, making this home even more appealing.

Situated close to an array of amenities, including well-regarded schools, a variety of shops, public transport options, and recreational facilities, this property offers the best of both worlds - tranquillity and accessibility.

With lots of potential to make it your own, this property is a rare find. Don't miss the opportunity to explore all that this home has to offer - contact us now to schedule your personal viewing appointment.

## Reception Hallway

### WC

5'2 x 4'10 (1.57m x 1.47m)

### Lounge

19'8 x 13'7 (5.99m x 4.14m)

### Dining Room

14'4 x 11'7 (4.37m x 3.53m)

### Breakfast Kitchen

16'3 x 13'1 (4.95m x 3.99m)

### Utility Room

7'11 x 6'1 (2.41m x 1.85m)

### First Floor Landing

#### Principal Bedroom

15' x 13'9 (4.57m x 4.19m)

#### Dressing Room

5'2 x 4'6 (1.57m x 1.37m)

#### En Suite

8'6 x 6'8 (2.59m x 2.03m)

#### Bedroom Two

14'4 x 10'10 (4.37m x 3.30m)

#### Bedroom Three

14'4 x 11'7 (4.37m x 3.53m)

#### Bedroom Four

11'2 x 10'8 (3.40m x 3.25m)

#### Family Bathroom

11'1 x 10'10 (3.38m x 3.30m)

### Outside

#### Gated Multiple Vehicle Driveway

#### Double Garage

#### Enclosed Private Rear Garden

## Agents Disclaimer

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

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

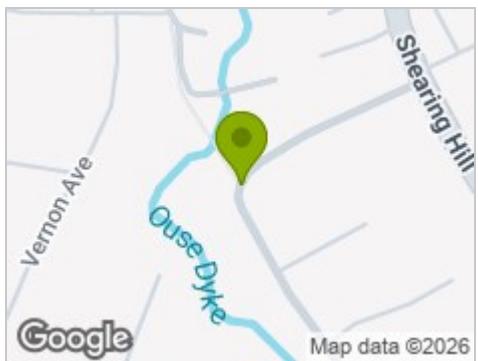
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



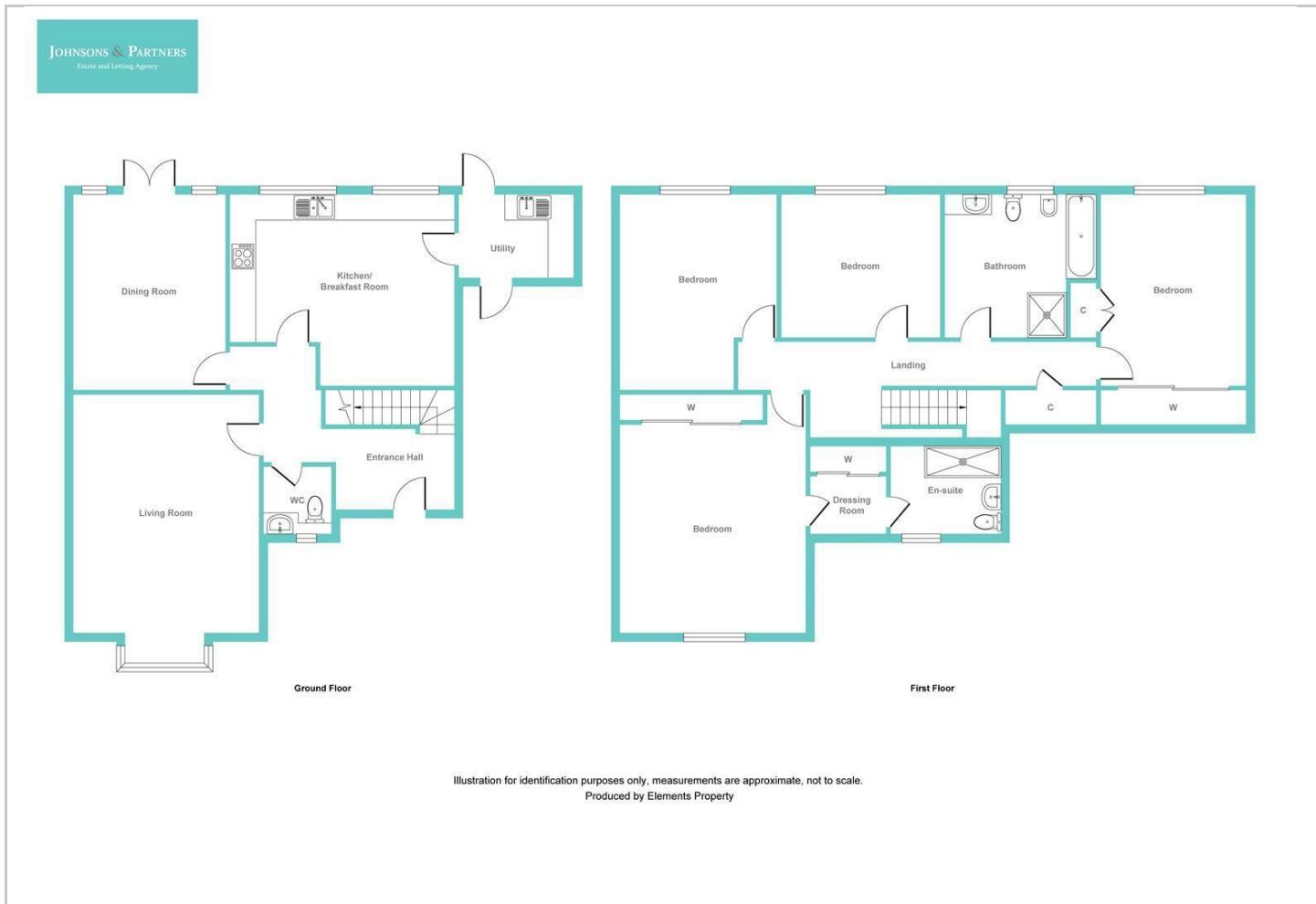
## Hybrid Map



## Terrain Map



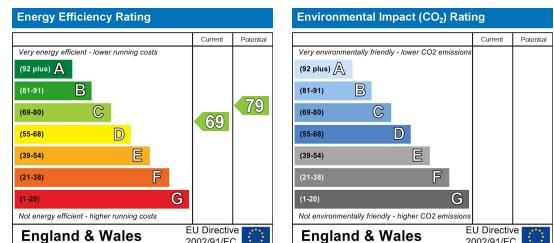
## Floor Plan



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