



27 Withnall Close, Gedling, NG4 4LL  
£1,200 Per Calendar Month

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# 27 Withnall Close, Gedling, Nottingham, NG4 4LL

- Modern mid townhouse
- Hall with downstairs toilet
- Single garage & driveway
- Three bedrooms
- Kitchen with integrated appliances
- Cul-de-sac location

A very well-maintained modern mid-town house built in 2022, forming part of the new Chase Farm development off Arnold Lane, with access now available from the new Gedling Access Road, with Gedling Country Park also close-by.

£1,200 Per Calendar Month



## Overview

This as new property is situated in a small cul-de-sac, with single garage and driveway and low maintenance artificial rear lawned garden which doubles up as a putting green, with two separate golf cups! Accommodation consists of an entrance hallway with downstairs toilet, fitted dining kitchen in gloss white with integrated appliances including a fridge freezer, dishwasher & washing machine. Rear lounge with double doors leading out to the garden and upstairs there are three bedrooms and bathroom with mains shower.

## Entrance Hall

With composite front entrance door, radiator, stairs to the first-floor landing and doors to the downstairs toilet and breakfast/dining kitchen.

## Downstairs Toilet

Consisting of a dual flush toilet and pedestal wash basin with tiled splashback, radiator, wood style flooring and UPVC double glazed front window.



## Breakfast/Dining Kitchen

Fitted with a range of wall and base units with marble-style worktops and upstands with an inset stainless steel sink unit and drainer. Appliances consist of integrated brushed steel trim electric oven and four ring gas hob with extractor, glass splashback and integrated fridge freezer, dishwasher and washing machine. Wood style flooring, radiator, concealed Ideal Logic combination gas boiler, UPVC double glazed front window and door through to the lounge.

## Lounge

With under-stairs cupboard, media plate, second separate second TV aerial point, power point with USB charger and UPVC double glazed doors leading out to the rear garden.

## First Floor Landing

With radiator and doors to all first floor rooms.

## Bedroom 1

Two UPVC double-glazed front windows, radiator, loft access and over-stair cupboard with light.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed rear window and radiator.

## Bathroom

The suite consists of a bath with full-height tiling, glass screen and mains shower, pedestal washbasin with matching tiled splashback and dual flush toilet. Wood-style flooring, extractor fan and chrome ladder towel rail.

## Outside

To the front, there is a block-paved courtyard cu-de-sac. Located beneath the coach house are a row of garages, the left-hand garage and driveway belonging to the property. The property also has a small lawned front garden. To the rear is a paved patio and plumb slate bed with carriage style wall light and artificial grass with two separate putting cups. Pathway leads to rear gated access and is enclosed with a fenced perimeter.

## Material Information

DEPOSIT - £1380.







AVAILABLE - Now.

MINIMUM TENANCY TERM - 12 months.

MANAGEMENT OF TENANCY - Marriotts will be managing the property.

UTILITIES - Mains gas, electric, water and sewerage.

GAS & ELECTRIC SUPPLIER - TBC

WATER SUPPLIER - Severn Trent Water. The property has a water meter.

COUNCIL TAX - Band C - Gedling Borough Council.

BROADBAND AVAILABILITY - <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL / COVERAGE - <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=NG184AY&uprn=10012812958> - if this link doesn't work please visit Ofcom - Broadband and Mobile coverage checker.

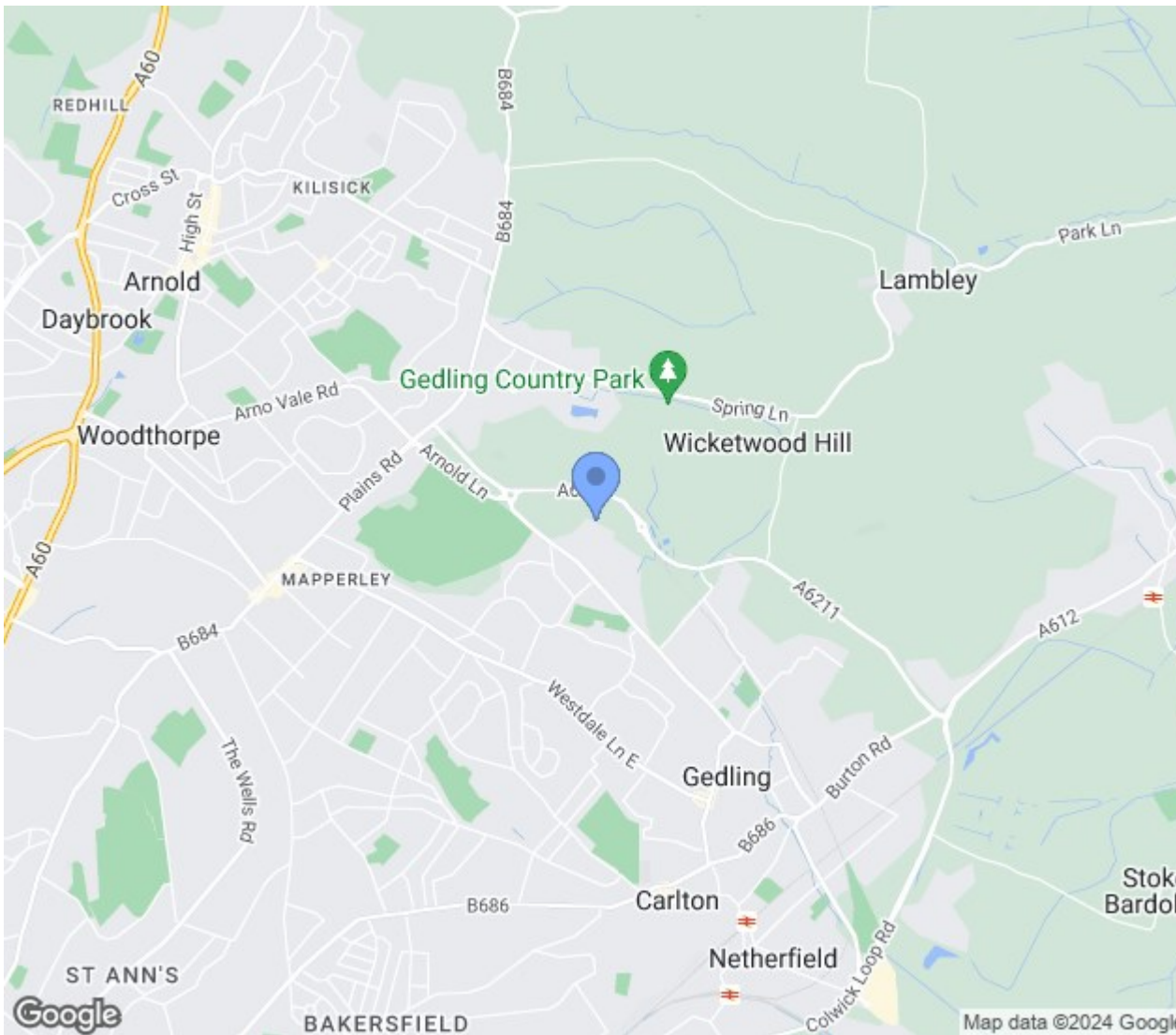
ELECTRIC CAR CHARGER POINT - Not available.

ACCESS AND SAFETY INFORMATION - Level access.

References and credit checks will be required.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Please contact us on**  
**0115 953 6644 or**  
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**should you wish to arrange**  
**to view this property**  
**or if you require any**  
**further information.**

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