

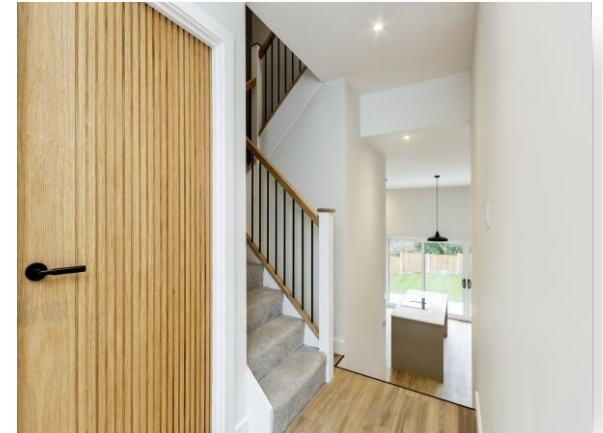


Gardenia View Gardenia Grove, Nottingham NG3 6HY

welcome to

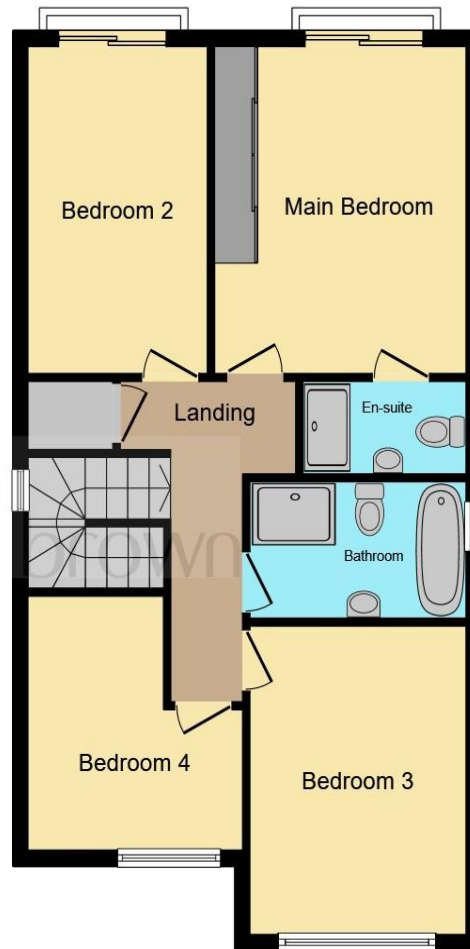
Gardenia View Gardenia Grove, Nottingham

Newly released! An exceptional four bedroom home featuring a modern kitchen living diner space, formal living room, utility room & downstairs WC, four bedrooms with ensuite, additional family bathroom. Finished to the highest specification with solar panels, EV charger, Flooring & appliances.





Ground Floor



First Floor

Formal Living Room

9' 6" MAX x 14' 7" MAX (2.90m MAX x 4.45m MAX)

Kitchen Living Diner

23' 1" MAX x 19' 8" MAX (7.04m MAX x 5.99m MAX)

Utility Room

5' 4" MAX x 4' 8" MAX (1.63m MAX x 1.42m MAX)

Principle Bedroom

11' 3" MAX x 13' 9" MAX (3.43m MAX x 4.19m MAX)

Bedroom Two

8' 1" MAX x 13' 9" MAX (2.46m MAX x 4.19m MAX)

Bedroom Three

9' 10" MAX x 13' 1" MAX (3.00m MAX x 3.99m MAX)

Bedroom Four

9' 6" MAX x 11' 10" MAX (2.90m MAX x 3.61m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Gardenia View Gardenia Grove, Nottingham

- Exceptional New Build Home set within an Exclusive Cul de Sac Location
- Modern Kitchen Living Diner with Island Unit and Integrated NEFF Appliances. Additional Lounge, Utility and Ground Floor WC
- Impressive Specification with High Ceilings, Large Sliding Doors to the Rear Garden from Kitchen and Large Light Dwelling Windows Throughout
- Block Paved Driveway for Off Road Parking and Enclosed Rear Garden
- Four Spacious Bedrooms with Ensuite to Main Bedroom

Tenure: Freehold EPC Rating: Exempt
from

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NVS118656



Property Ref:
NVS118656 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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