JOHNSONS & PARTNERS

Estate and Letting Agency

1 NURSERY DRIVE, CARLTON

NOTTINGHAM, NG4 3RZ

£289,950

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CARLTON, NOTTINGHAM, NG4 3RZ

£289,950

Prices Starting From £289,950 | Selection of Three Bedroom Semi Detached Homes | Finished to a High Standard | Driveway | Bespoke Developer | Popular Location | Close to Local Amenities |

COMING SOON - FOUR 3 BEDROOM SEMI DETACHED HOMES

Nursery Drive is an exclusive development of four prestigious homes comprising four 3 bedroom semi detached dwellings, situated on Nursery Drive.

Traditionally designed and built to the highest standards, these superb dwellings are classically styled externally and excellently appointed internally. They offer the best of modern living with contemporary yet timeless interiors and a superb specification providing exemplary convenience and comfort.

Perfectly placed, Nursery Drive is close to for all the amenities and facilities provided in Carlton, including supermarkets, pubs, healthcare and leisure facilities. Victoria Retail Park is a short drive away offering larger supermarkets and amenities. The area is also supported by several primary and junior schools and a secondary Academy. The King George V Recreation Ground is close by with children's play facilities, football and a skate park.

Nottingham city centre with its many retail outlets and a variety of pubs and restaurants is only 4 miles away by bus or car. Carlton is well connected to Nottingham via its road networks, with easy access to the M1 and A46.

Carlton Train station provides good access to Nottingham, Derby, and further afield to Newark, Lincoln and Crewe. When it's time to fly, East Midlands Airport, with its range of mainland Europe and worldwide destinations, is 16 miles away by car.

Whether just setting out on your journey, building your career or raising a family, you will discover a wonderful lifestyle here.

Entrance Hallway

Living Room
16'5" x 9'9" (5.02 x 2.99)

Kitchen & Dining
17'3" x 13'0" (5.27 x 3.98)

WC

Storage

First Floor Landing

Bedroom One
11'0" x 9'8" (3.37 x 2.97)

En-Suite

Bedroom Two
10'4" x 8'11" (3.15 x 2.74)

Bedroom Three
9'9" x 7'1" (2.99 x 2.17)

Bathroom

Agents Disclaimer
Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band TBC

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:

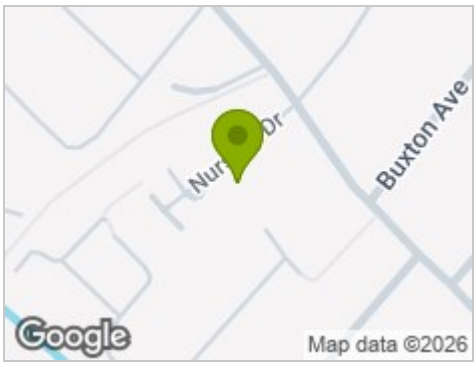
Property Tenure is Freehold

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.

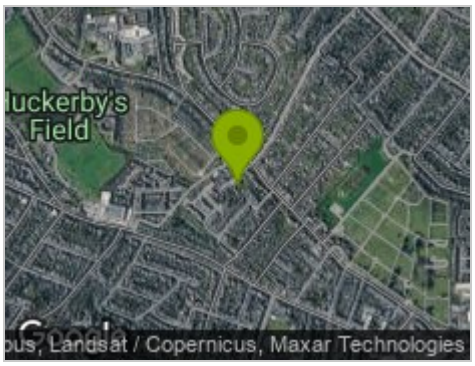
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. 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.

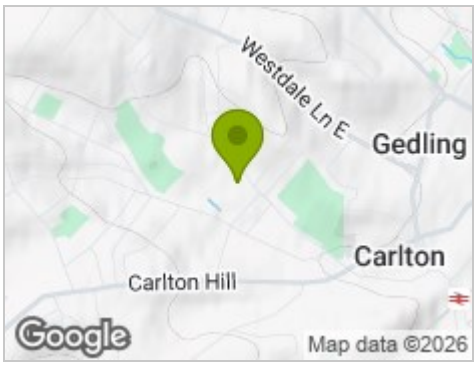
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor Plan

living	5.02 x 2.99
kitchen / dining	5.27 x 3.98 (max)

Plots A

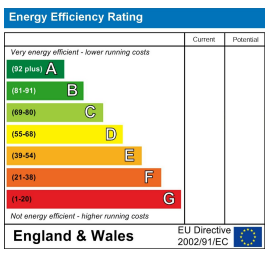
First Floor Plan

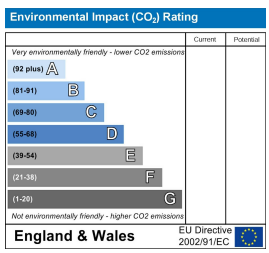
bedroom 1	3.37 x 2.97
bedroom 2	3.15 x 2.74
bedroom 3	2.99 x 2.17 (max)

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.

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