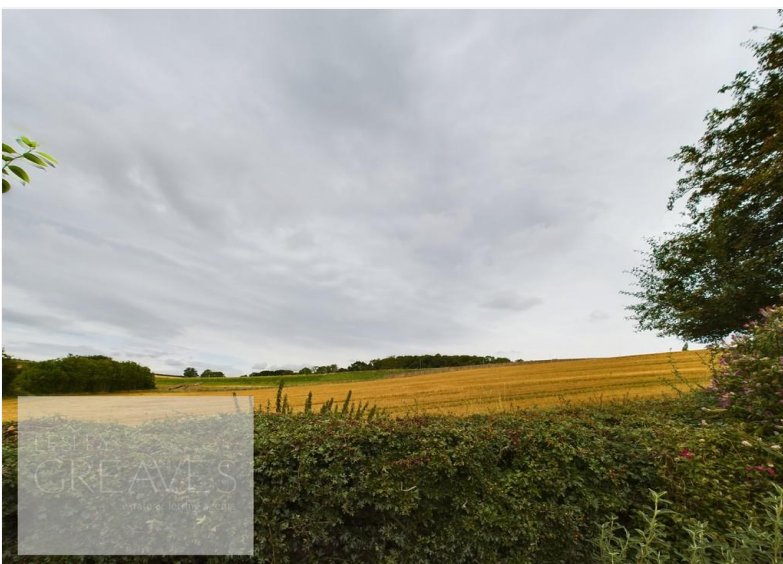




£390,000

Almond Walk, Gedling, Nottingham NG4 4AH

EPC Rating C



A deceptively spacious detached house with solar panels, versatile accommodation and enviable countryside views. In brief the two storey property comprises an enclosed uPVC porch, entrance hall with cloaks cupboard and stairs to the first floor, living room with bow fronted window and feature electric fireplace suite, bathroom with a mains fed shower over the bath, two bedrooms both with built in furniture, Shaker style kitchen with some integrated appliances, dining room and conservatory. To the first floor is landing space which could be utilised as study space with a Velux window, shower room, a double bedroom, single bedroom and the master bedroom complete with built in wardrobes and en-suite bathroom with a shower over the bath. To the front is a low maintenance imprinted concrete driveway providing off street parking and access to the large single garage with electric door, power and personnel door. Dual access to the rear leads to a landscaped garden with paved patio areas, lawn, borders for plants and shrubs. Gedling is a popular and well-established residential area close to sought after schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold
- Council Tax Band C

**PORCH** 6' 2" x 3' 6" (1.88m x 1.07m)

**ENTRANCE HALL** 16' 2" x 3' 8" plus lobby recess (4.93m x 1.12m)

**LIVING ROOM** 14' 11" x 10' 9" into recess (4.55m x 3.28m)

**KITCHEN** 12' 1" x 9' 0" plus door recess (3.68m x 2.74m)

**DINING ROOM** 11' 10" maximum x 9' 9" maximum (3.61m x 2.97m)

**SUN ROOM** 8' 5" x 7' 2" (2.57m x 2.18m)

**BATHROOM** 6' 9" x 5' 6" (2.06m x 1.68m)

**BEDROOM** 11' 11" x 9' 11" (3.63m x 3.02m)

**BEDROOM** 10' 10" x 7' 0" (3.3m x 2.13m)

**LANDING** 11' 3" x 8' 2" reduced head height, into recess (3.43m x 2.49m)

**SHOWER ROOM** 7' 11" x 2' 10" (2.41m x 0.86m)

**BEDROOM** 11' 10" x 8' 3" (3.61m x 2.51m)

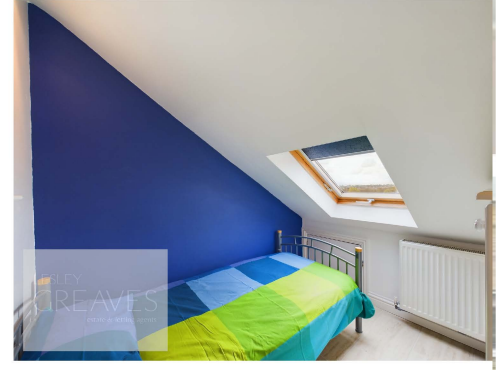
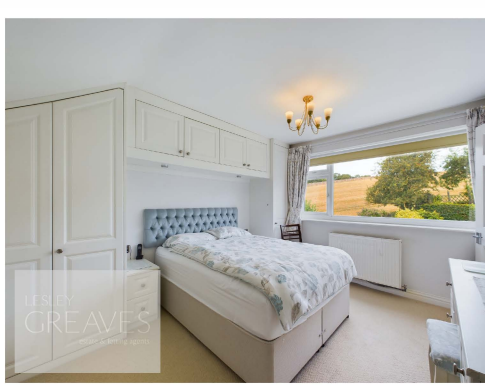
**BEDROOM** 8' 2" x 7' 0" reduced head height (2.49m x 2.13m)

**MASTER BEDROOM** 12' 2" x 10' 3" (3.71m x 3.12m)

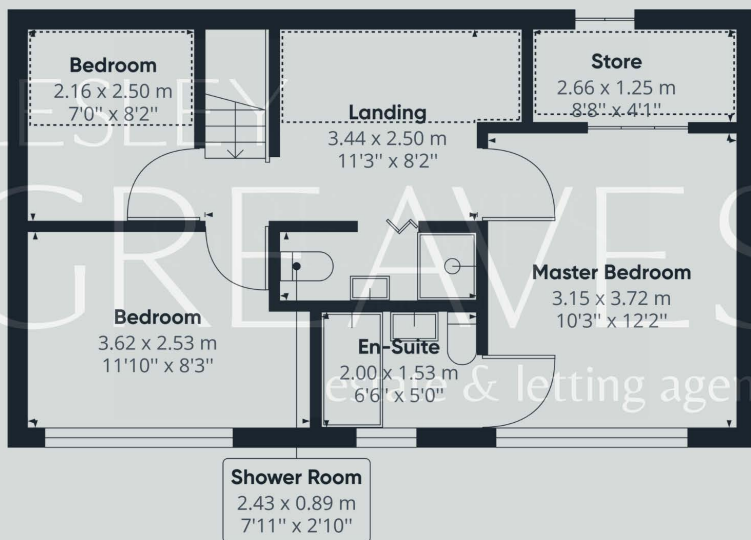
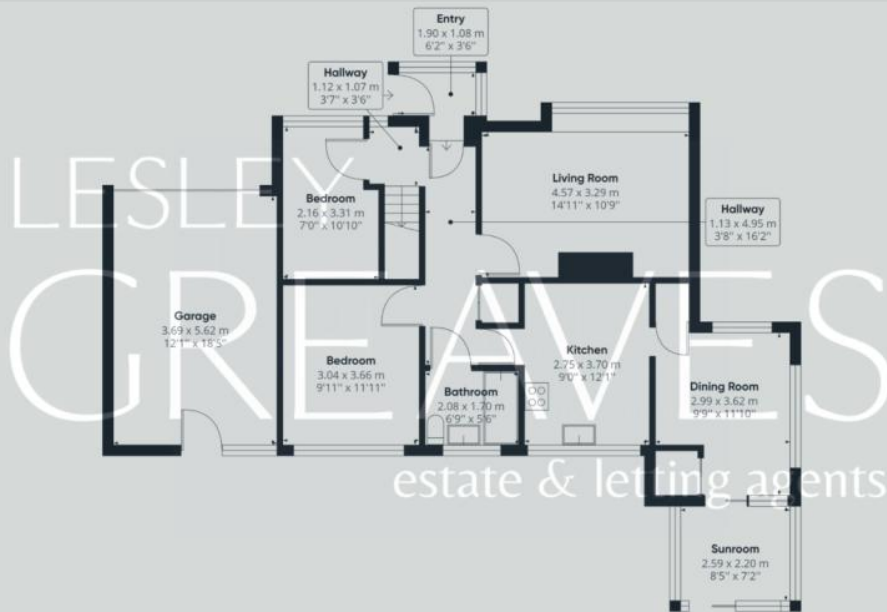
**EN-SUITE** 6' 6" x 5' 0" (1.98m x 1.52m)

**GARAGE** 18' 5" x 12' 1" (5.61m x 3.68m)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

