



£375,000

OFFERS OVER

YEW TREE LANE
GEDLING

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- REAR EXTENSION
- MODERN KITCHEN
- TWO BATHROOMS
- DRIVEWAY & GARAGE
- EPC D



Well-Presented Extended Family Home in Sought-After Gedling

SITUATED ON A HIGHLY SOUGHT-AFTER ROAD IN GEDLING, THIS WELL-PRESENTED DETACHED FAMILY HOME IS JUST A SHORT DISTANCE FROM THE STUNNING GEDLING COUNTRY PARK. IT IS ALSO NEAR A VARIETY OF SCHOOLS AND BUS SERVICES TO THE CITY CENTRE, MAKING VIEWINGS ESSENTIAL.

THE PROPERTY OFFERS FLEXIBILITY FOR MODERN LIVING, FEATURING A SPACIOUS LIVING ROOM THAT LEADS TO A REAR EXTENSION WITH A DINING/FAMILY AREA. THIS AREA INCLUDES TWO SETS OF FRENCH DOORS OPENING TO THE REAR GARDEN. THE MODERN KITCHEN IS FITTED WITH HIGH GLOSS GREY UNITS, A DOUBLE OVEN, A FIVE-RING HOB, AN INTEGRAL DISHWASHER, AND A FRIDGE. ADDITIONALLY, THE GROUND FLOOR INCLUDES A THREE-PIECE BATHROOM SUITE.

UPSTAIRS, THE HOME OFFERS THREE DOUBLE BEDROOMS, WITH THE MASTER BEDROOM FEATURING FITTED WARDROBES. THERE IS ALSO A FOURTH BEDROOM/OFFICE AND A SPACIOUS FAMILY BATHROOM WITH A CORNER BATH AND STORAGE.

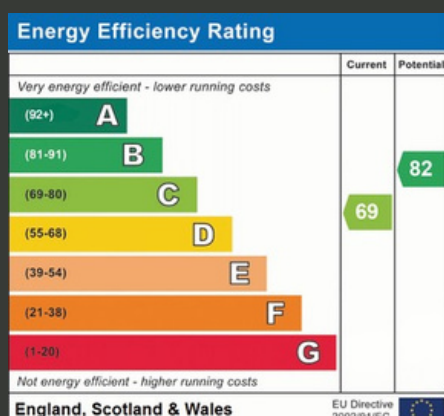
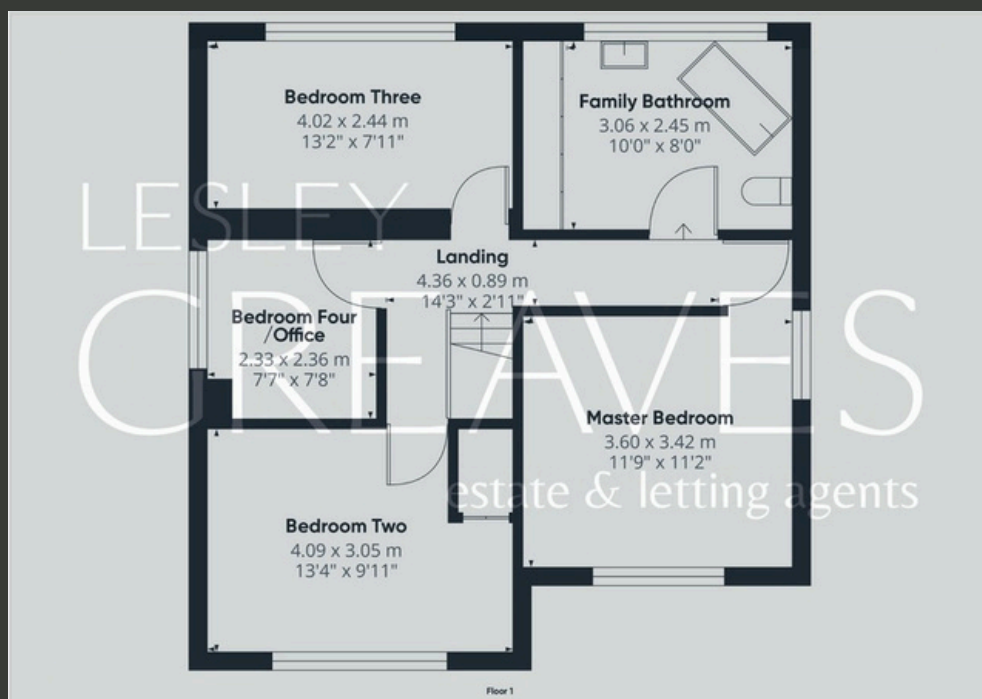
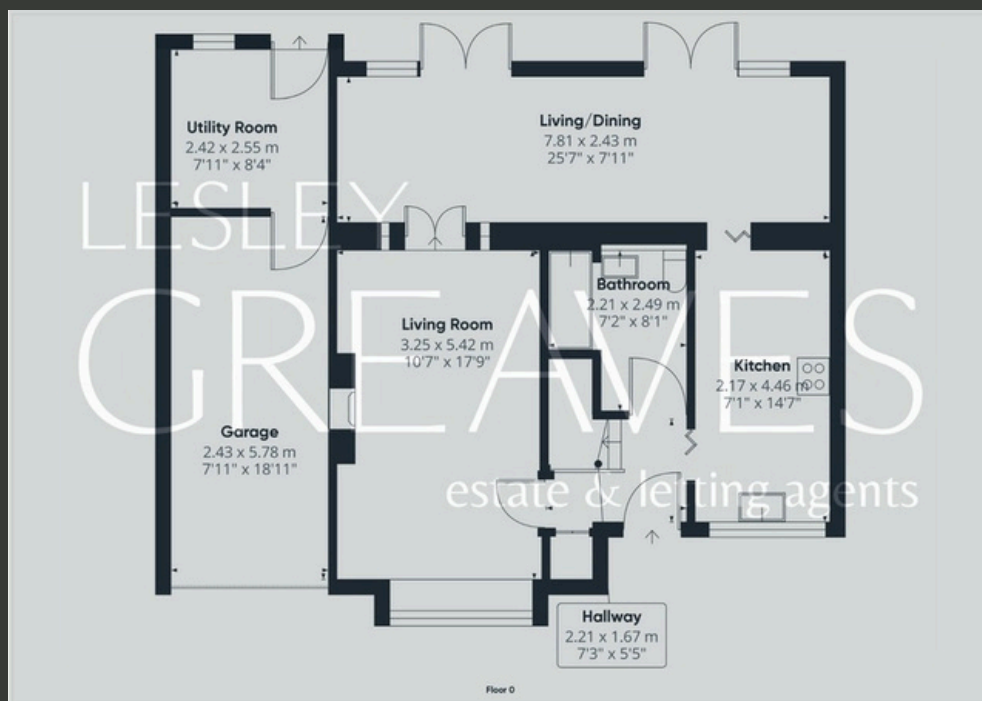
THE REAR GARDEN IS WELL-ESTABLISHED AND LAID TO LAWN, WITH A PATIO OFF THE LIVING/DINING ROOM AND AN ADDITIONAL DECKING AREA IDEAL FOR ENTERTAINING. THERE IS ALSO ACCESS TO A UTILITY ROOM AND GARAGE.

GEDLING IS A POPULAR AND WELL-ESTABLISHED RESIDENTIAL AREA WITH EXCELLENT AMENITIES, INCLUDING SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES. IT IS ALSO KNOWN FOR ITS COUNTRY PARK, WHICH HAS A PLAY AREA AND CAFÉ.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND CHARM OF THIS EXCEPTIONAL FAMILY HOME.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 105 SQ METERS





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