

LESLIE
GREAVES
estate & property agents

£350,000

BROOKLANDS DRIVE
GEDLING

- UTILITY ROOM
- DOWNSTAIRS WC
- MODERN KITCHEN DINER
- LOUNGE/DINER
- SUMMERHOUSE/GARDEN OFFICE
- DRIVEWAY
- PARKING



Stunning Traditional Bay-Fronted Family Home

THIS BEAUTIFUL TRADITIONAL BAY-FRONTED FAMILY HOME OFFERS A PERFECT BLEND OF CLASSIC CHARM AND MODERN CONVENIENCE. THE PROPERTY FEATURES AN ENCLOSED FRONT PORCH AND A WELCOMING ENTRANCE HALL WITH TILED FLOORING. THE BAY-FRONTED LIVING ROOM BOASTS AN ART DECO-STYLE FIREPLACE, LEADING TO AN OPEN-PLAN DINING ROOM WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN.

THE EXTENDED KITCHEN DINER IS EQUIPPED WITH A RANGE OF SHAKER-STYLE UNITS, AN INTEGRATED SLIMLINE DISHWASHER, AND SPACES FOR A FRIDGE, DRYER, AND LARGE OVEN. ADDITIONAL AMENITIES ON THE GROUND FLOOR INCLUDE A DOWNSTAIRS WC AND A UTILITY ROOM WITH SPACE AND PLUMBING FOR A WASHING MACHINE.

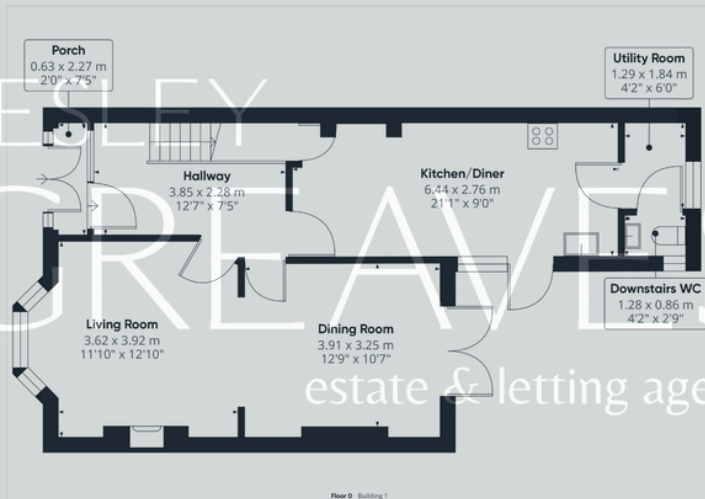
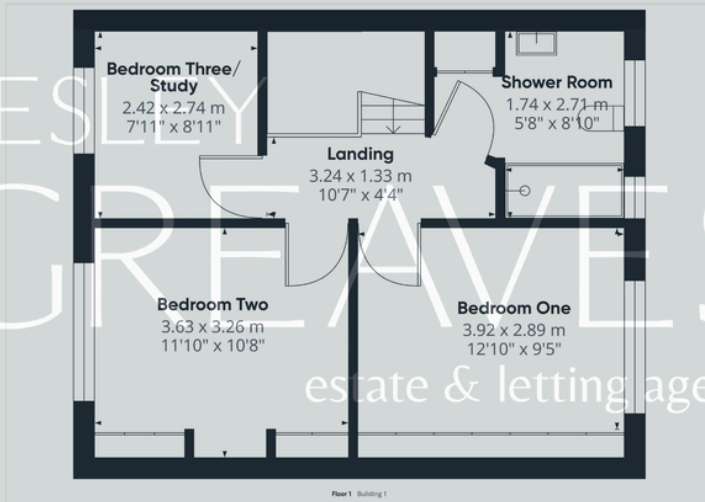
THE GALLERIED LANDING LEADS TO A THREE-PIECE SHOWER ROOM AND THREE BEDROOMS, WITH FITTED WARDROBES IN THE FIRST AND SECOND BEDROOMS. EXTERNALLY, THE PROPERTY OFFERS A BLOCK-PAVED DRIVEWAY AT THE FRONT AND A DELIGHTFUL COUNTRY-STYLE GARDEN AT THE REAR. THE GARDEN FEATURES A LAWN, MATURE BORDERS, AND A CHARMING SUMMERHOUSE WITH STORAGE SPACE AT EACH END.

LOCATED IN THE POPULAR AND WELL-ESTABLISHED RESIDENTIAL AREA OF GEDLING, THE HOME IS CLOSE TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES. THE AREA IS ALSO RENOWNED FOR ITS COUNTRY PARK, WHICH FEATURES A PLAY AREA AND CAFÉ.

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

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 111SQ METERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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