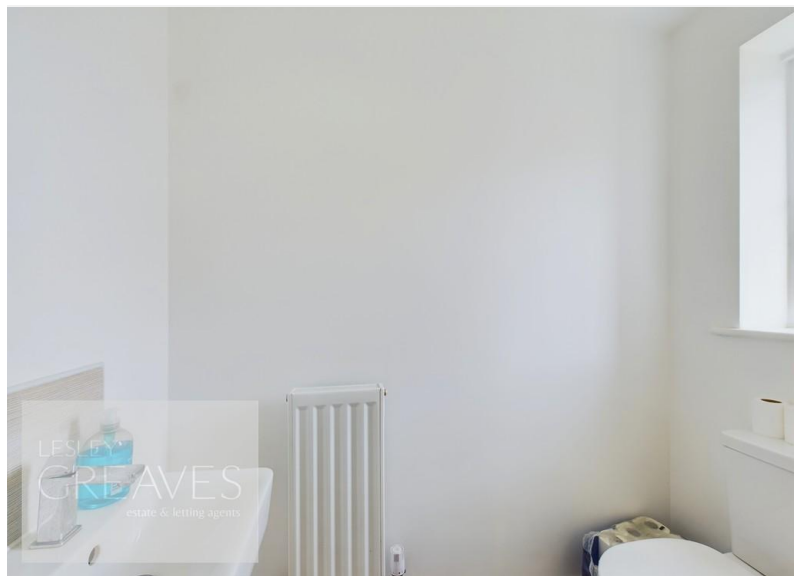




£325,000

Elliott Drive, Gedling, Nottingham NG4 2SS

EPC Rating B



Modern detached family home with a generously proportioned lawned rear garden with a paved patio, outside tap, power, gated side access and a driveway for two vehicles.

In brief, to the ground floor is an entrance hallway with a built in cloaks cupboard, WC, living room and kitchen diner with French doors into the garden. The kitchen is fitted with an electric oven, gas hob, extractor and integrated fridge freezer. There's also a utility room with under counter space and plumbing for a washing machine.

To the first floor is a family bathroom with a mains fed shower over the bath and four bedrooms, with an en-suite shower room to the master bedroom.

Gedling is a popular and well-established residential area close to 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 D

WC 6' 0" x 3' 2" (1.83m x 0.97m)

LIVING ROOM 14' 10" x 9' 10" (4.52m x 3m)

KITCHEN/DINER 17' 11" x 12' 1" (5.46m x 3.68m)

UTILITY ROOM 6' 0" x 4' 1" (1.83m x 1.24m)

BEDROOM ONE 12' 4" x 9' 3" (3.76m x 2.82m)

EN-SUITE 8' 3" x 3' 11" (2.51m x 1.19m)

BEDROOM TWO 11' 6" x 8' 4" (3.51m x 2.54m)

BEDROOM THREE 10' 3" x 8' 2" (3.12m x 2.49m)

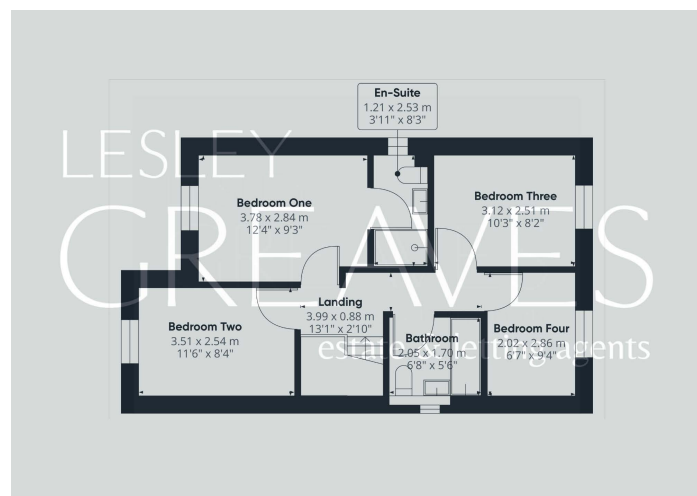
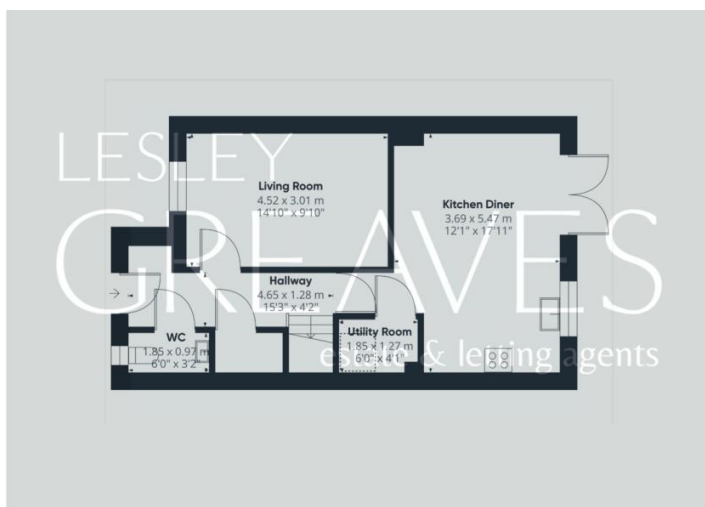
BEDROOM FOUR 9' 4" x 6' 7" (2.84m x 2.01m)

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

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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.

Company Registration Number: 5773186 | VAT Number: 917862296

