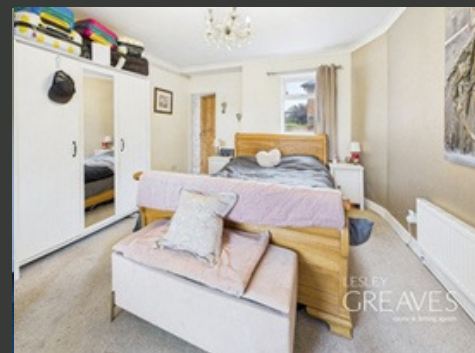




£300,000-£325,000

GUIDE PRICE

DUNCROFT AVENUE
GEDLING



- SEMI-DETACHED
- FOUR BEDROOMS
- LOUNGE/DINER
- GROUND FLOOR BEDROOM & WC
- CLOSE TO AMENITIES
- POPULAR LOCATION
- EPC C



Spacious Four-Bedroom Semi-Detached Home

WELCOME TO THIS FOUR-BEDROOM SEMI-DETACHED HOME, IDEALLY LOCATED WITHIN A SOUGHT-AFTER AREA, OFFERING CLOSE PROXIMITY TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS COMBINING CONVENIENCE WITH COMFORT.

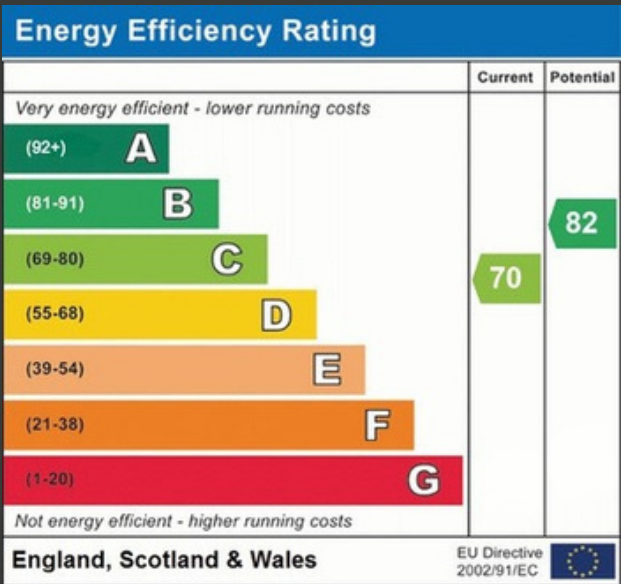
UPON ENTRY, YOU ARE WELCOMED BY AN ENTRANCE HALL COMPLETE WITH STORAGE. THE GROUND FLOOR BOASTS A VERSATILE DOUBLE BEDROOM WITH WC, ALONGSIDE AN IMPRESSIVE OPEN-PLAN LAYOUT. THE LIVING AND DINING AREA FLOWS SEAMLESSLY INTO THE MODERN KITCHEN, CREATING A SOCIABLE AND SPACIOUS ENVIRONMENT PERFECT FOR ENTERTAINING OR RELAXED FAMILY EVENINGS. PATIO DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, ENHANCING THE SENSE OF SPACE AND LIGHT.

UPSTAIRS, YOU WILL FIND TWO GENEROUSLY SIZED DOUBLE BEDROOMS AND A SINGLE BEDROOM, ALL SERVICED BY A FOUR-PIECE BATHROOM SUITE.

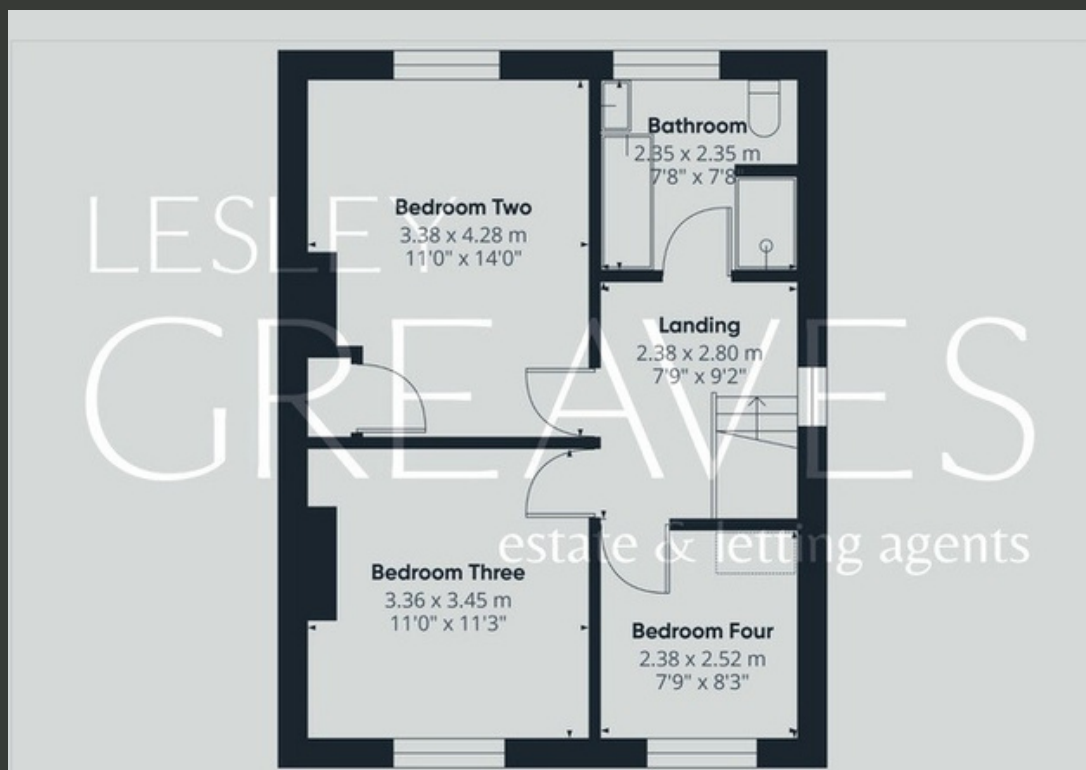
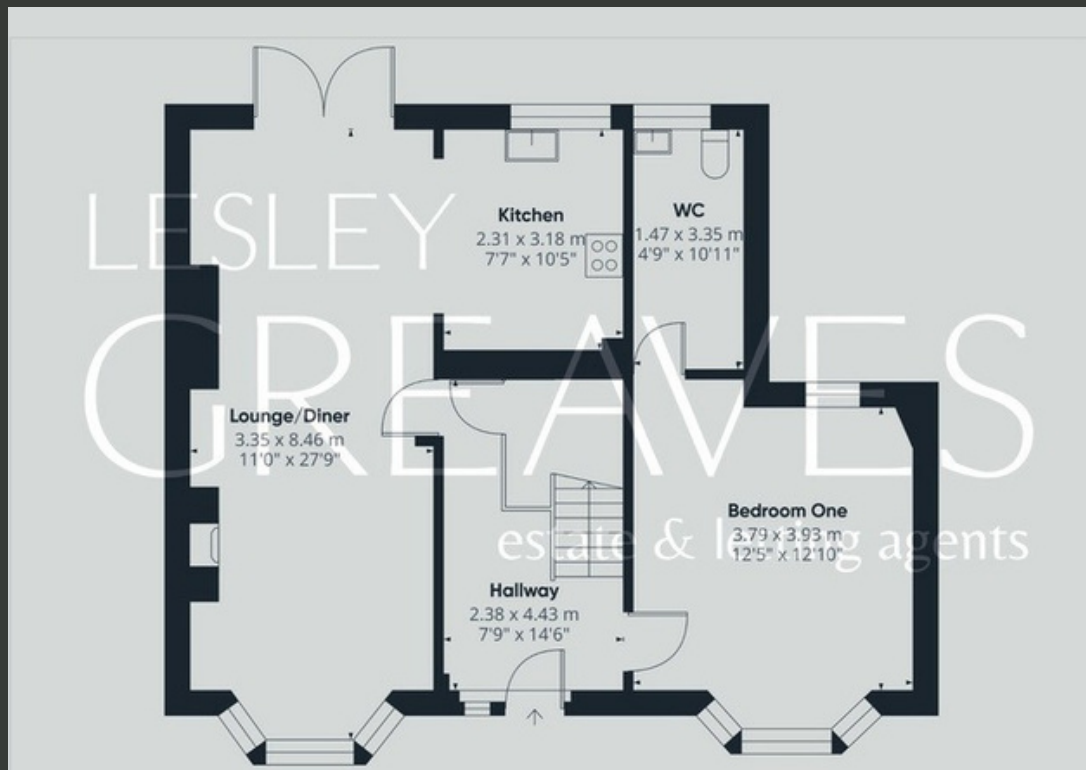
EXTERNALLY, THE PROPERTY BENEFITS FROM A FRONT GARDEN AND A PRIVATE REAR GARDEN COMPLETE WITH A DECKED SEATING AREA.

THIS HOME OFFERS THE PERFECT BLEND OF FUNCTIONALITY AND STYLE, MAKING IT AN EXCELLENT CHOICE FOR FAMILIES AND PROFESSIONALS ALIKE.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 114 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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