





£365,000

Blackthorn Close
Gedling
Nottingham

NG4 4AU

EPC Rating 'C'

Immaculately pretended four bedroom detached home in a popular location. The accommodation spans three floors and briefly comprises of study/ bedroom, sitting room/ bedroom, utility and WC to the ground floor. To the first floor there is a lounge, living / kitchen /diner and to the second floor are three bedrooms, one with en-suite and dressing room and a family bathroom. To the front of the property is a driveway leading to the garage and has access to the rear garden. To the rear is a paved patio area with raised borders for plants and shrubs. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





UPVC DOUBLE GLAZED DOOR TO

ENTRANCE HALLWAY

Tiled flooring, two radiators, doors to garage, two reception / bedrooms, utility and storage cupboard. Stairs leading to the first floor accommodation.

STUDY/ BEDROOM

14' 2" x 6' 8" (4.32m x 2.04m)

uPVC double glazed window to the front and a radiator.

GARAGE

Electric up and over door with remote control, base units, wall mounted boiler, power, light and a uPVC double glazed door to the side.

SITTING ROOM/ BEDROOM

10' 8" x 12' 7" (3.27m x 3.86m)

uPVC double glazed window to the side, laminate flooring and spotlights to the ceiling.

UTILITY ROOM

7' 6" x 8' 8" (2.29m x 2.66m)

Fitted base units, stainless steel sink with mixer tap, space for a washing machine, dryer, tiled flooring, tiled splash backs.

WC

Tiled flooring, tiled splashback, low level WC, sink with mixer tap and a radiator.

FIRST FLOOR LANDING

Doors to living room, living / kitchen / diner, oak wooden flooring and a uPVC double glazed window to the side.

LIVING / KITCHEN / DINER

20' 4" x 20' 0" (6.22m x 6.11m)

Living / Dining Area

uPVC double glazed window to the rear, uPVC double glazed French doors to the rear, oak wooden flooring.

Kitchen Area

Newly fitted wall and base units, laminate work surfaces, luxury vinyl flooring, extractor fan, ceramic hob, single oven, combination oven, stainless steel sink with mixer tap, spotlights to the ceiling and uPVC double glazed window to the side.

LIVING ROOM

20' 5" x 14' 2" (6.23m x 4.32m)

Two uPVC double glazed windows to the front, uPVC double glazed French doors leading to a Juliette balcony to the front, oak flooring, two radiators and a gas fire

STAIRS TO SECOND FLOOR LANDING

SECOND FLOOR LANDING

uPVC double glazed window to the side. Doors to three bedrooms, dressing room and family bathroom.

MASTER BEDROOM

12' 10" x 11' 1" (3.92m x 3.39m)

uPVC double glazed window to the rear, radiator and doors to the en-suite and dressing room

DRESSING ROOM

Fitted wardrobes, radiator and uPVC double glazed window to the rear.

ENSUITE

Three piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, shower enclosure with mains fed shower, radiator, spotlights to ceiling, Velux window and heated towel rail.

FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, sink with mixer tap, heated towel rail, bath with mains fed shower over, partially tiled walls, Velux window and a cupboard housing the hot water tank.

BEDROOM TWO

10' 1" x 8' 9" (3.09m x 2.68m)

uPVC double glazed window to the front and a radiator.

BEDROOM THREE

14' 11" x 10' 11" (4.57m x 3.33m)

uPVC double glazed window to the front, radiator and fitted wardrobe.

OUTSIDE

To the front of the property is a laid to lawn garden with a range of plants, shrubs and a driveway providing off road parking with access to the garage. To the rear of the property is a private enclosed tiered garden with two patio areas, gravel, a range of plants and shrubs, outdoor socket and tap.



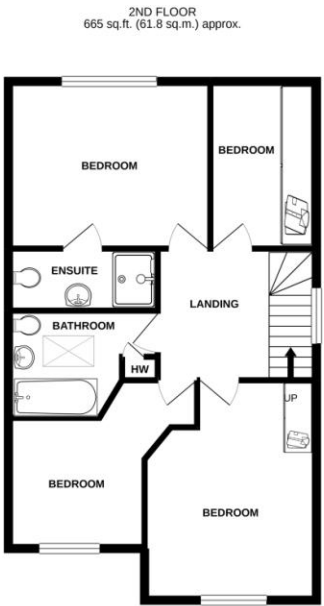
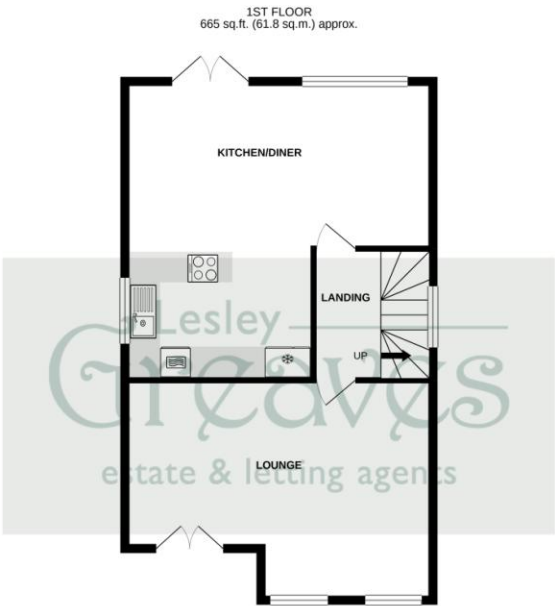
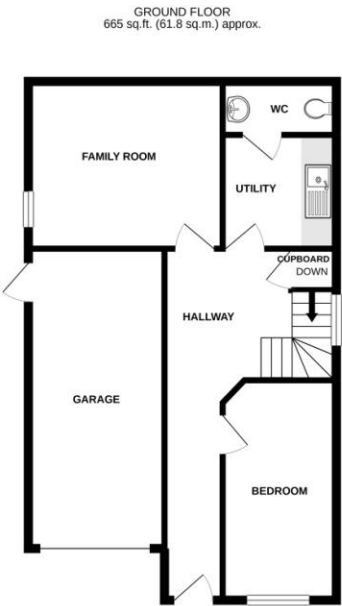
Tenure: Freehold

Council Tax Band E

Local Authority: Gedling Borough Council

Property Directions:

Continue forward on Main Street from our office and take the second exit at the round-a-bout onto Shearing Hill, then an immediate left onto Willow Road, continue forward for some time taking a right hand turn onto Tamarix Close. Blackthorn Close can be found on the right hand side.



TOTAL FLOOR AREA: 1996 sq.ft. (185.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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