









David**James**

the estate agent

Gedling Grove, Nottingham, NG7 4DU
Offers In Excess Of £300,000



About This Property

GUIDE PRICE - £300,000 - £325,000 This semi-detached, three-storey home provides ample space for a growing family, conveniently located just a short walk from the vibrant Nottingham City Centre's excellent range of shops, eateries and leisure activities!

The property opens into a welcoming and impressive entrance hall, which leads to a spacious lounge, perfect for relaxing family evenings. Also accessible from the hall is a versatile sitting room. The ground floor further boasts an additional dining/sitting room for added flexibility whilst breakfast kitchen, equipped with a range of fitted units and an integrated oven with hob, also provides space for a dining table and chairs.

Spread over the upper two floors are five well-proportioned bedrooms. The first floor hosts two double bedrooms, alongside a beautiful modern bathroom equipped with a separate shower cubicle whilst an additional separate WC adjoining the bathroom adds to the practical layout. The top floor houses three more bedrooms.

The home is complemented by a low-maintenance enclosed rear garden, perfect for outdoor relaxation and entertaining. A driveway at the front offers the convenience of off-street parking with permit parking for residents also available in the immediate area. This property blends comfort, space and a prime location, making it an ideal choice for those seeking a family home close to city amenities!

- Three-storey semi-detached family home
- · A short walk from Nottingham City Centre
- · Viewing highly recommended
- Welcoming and impressive entrance hall with cellar access for storage
- Spacious lounge plus two additional versatile reception rooms
- Fitted breakfast kitchen with integrated oven and hob
- Five bedrooms
- Modern family bathroom with separate shower cubicle
- Low-maintenance enclosed rear garden
- Driveway to the front providing off-street parking

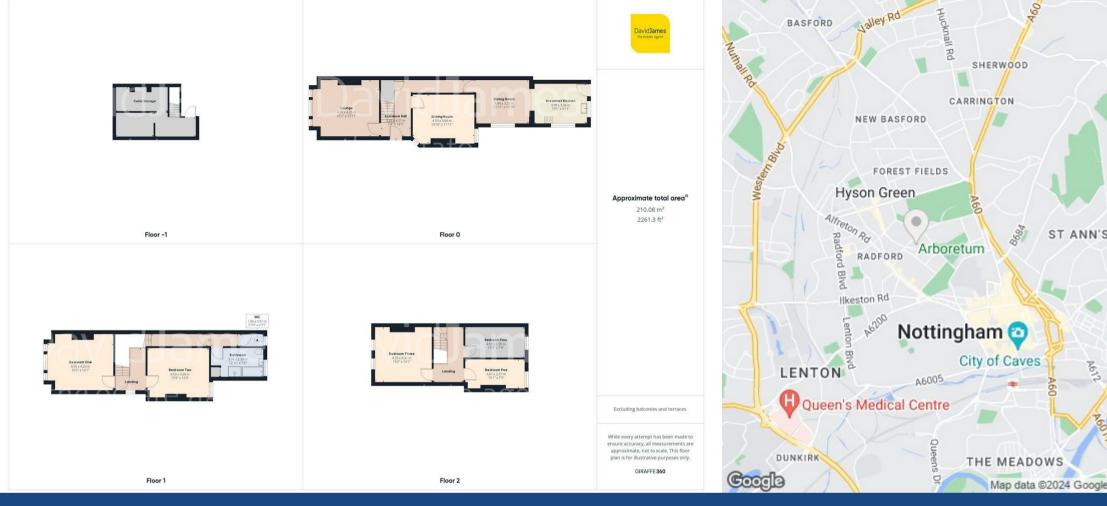












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Council Tax Band: C Nottingham City Council Freehold



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