



 5

 3

 1

 D

DavidJames
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







Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area*
210.08 m²
2261.3 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

naea | propertymark

PROTECTED

