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**DavidJames**  
the estate agent

**Braemar Drive, Gedling, Nottingham, NG4 2RB**

**Offers In The Region Of £430,000**

# About This Property

Welcome to this superb extended detached family home, offering well-presented and substantial accommodation that's perfect for a family. Situated within easy reach of Gedling's local amenities, a variety of popular schools and just a short walk from frequent bus services to Nottingham City Centre, this property combines convenience and comfort in a sought-after location.

As you step inside, you are greeted by an inviting entrance hall that leads to a versatile sitting room, adaptable to suit your needs. The bright and spacious lounge, featuring a charming fireplace, seamlessly flows into the fantastic dining kitchen space. This open-plan area is a true highlight, incorporating a breakfast bar seating area, a generous range of modern units and various integrated appliances. The dining kitchen also provides access to a downstairs WC and an internal door to the rear of the integral garage, enhancing the functionality of the home.

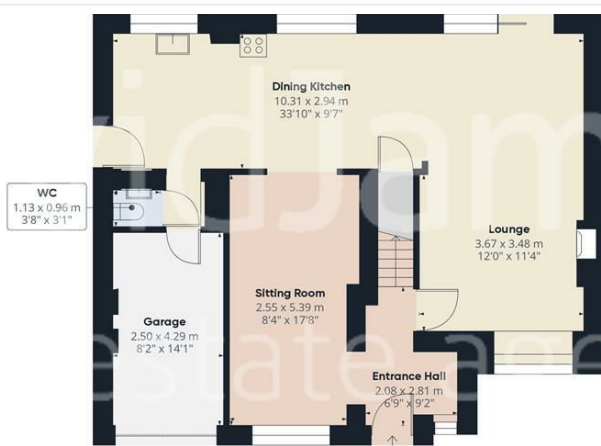
The first floor hosts five well-proportioned bedrooms. Bedrooms one and two benefit from modern en-suite shower rooms, adding a touch of luxury, while bedroom four boasts French doors that open to a feature balcony overlooking the rear garden. The family bathroom, fitted with a three-piece white suite, complements the bedrooms perfectly.

Outside, the enclosed rear garden is primarily lawned with patio seating space, providing a wonderful space for relaxing. To the front, a driveway ensures the convenience of off-street parking and easy access to the garage.

- Extended detached family home
- Five bedrooms (with a two en-suite shower rooms)
- Entrance hall and ground floor WC
- Versatile sitting/family room
- Open plan lounge/dining kitchen with feature fireplace and patio doors
- Modern fitted kitchen with a range of modern integrated appliances
- First floor family bathroom with white suite
- Enclosed lawned garden with initial patio area
- Driveway and garage provide off-street parking
- Viewing highly recommended







Floor 0



Floor 1

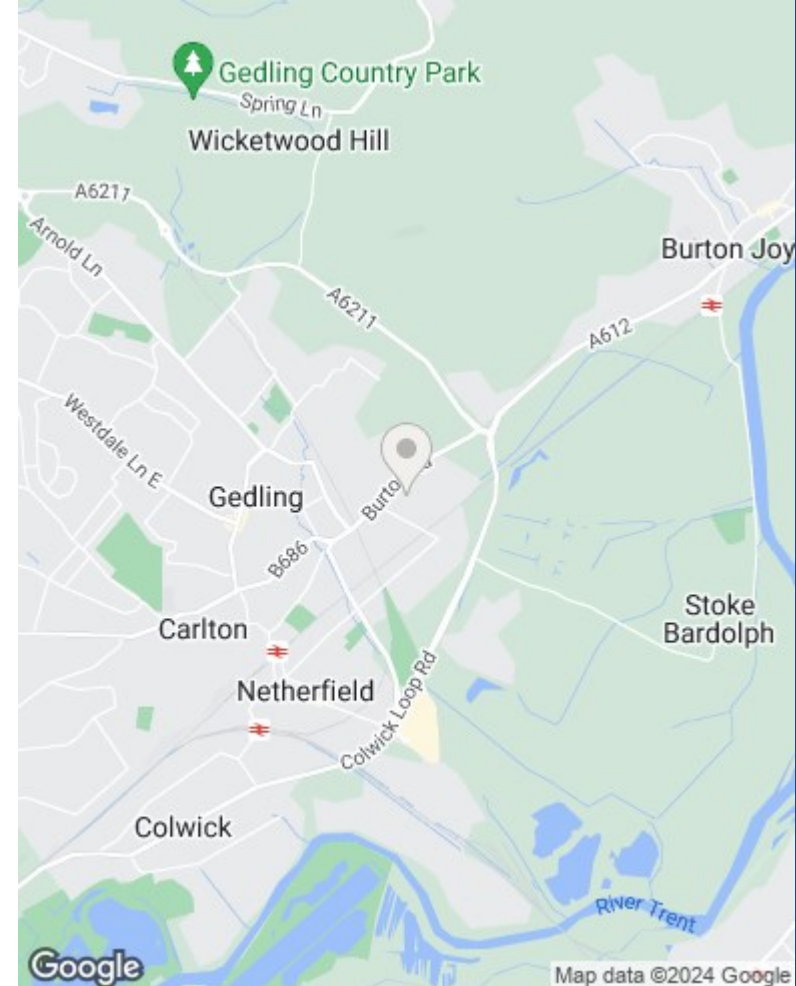


Approximate total area\*\*  
154.14 m<sup>2</sup>  
1659.14 ft<sup>2</sup>

(1) 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.

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**Council Tax Band: D**  
**Gedling Borough Council**  
**Freehold**

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