



**DavidJames**  
the estate agent

**Elliott Drive, Gedling, Nottingham, NG4 2SS**

**£325,000**

# About This Property

We are pleased to present this modern detached family home which benefits from the remaining new-build warranty, ensuring peace of mind for the years to come. Conveniently located within easy reach of Gedling's amenities, frequent bus services and reputable local schools, this home is perfect for families seeking a well-connected community.

Upon entering, you are greeted by a welcoming entrance hall, complete with a useful storage cupboard and access to a cloakroom/WC.

The good-sized lounge provides a cosy space for relaxation and family time whilst the heart of the home is undoubtedly the superb open-plan dining kitchen. This space features French doors that open to the garden, allowing natural light to flood the room, whilst the kitchen area boasts a range of fitted modern units and integrated appliances, including an electric oven, gas hob and extractor. There is ample space for a freestanding dishwasher and access to a separate utility room that provides provisions for a washing machine.

Upstairs, you will find four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room whilst the main family bathroom is equipped with a three-piece suite, including an over-bath shower, catering to the needs of a busy household.

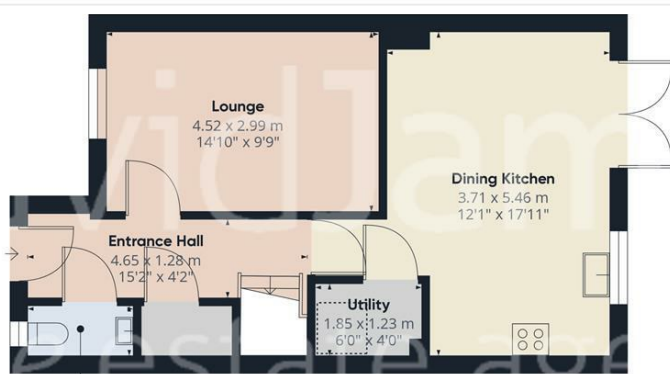
Additional features of this delightful home include gas central heating powered by a Baxi boiler, UPVC double glazing and the option to negotiate separately on the window shutters located in the bedrooms and lounge.

The exterior of the property features a generous and enclosed south-westerly facing rear garden. This outdoor space consists of an initial patio seating area leading down to a good-sized lawn. Parking is a breeze with the tandem driveway to the front, providing off-street parking for two vehicles and the convenience of an electric car charging point.



- Modern detached family home
- Benefits from the remainder of the new-build warranty
- Popular location in Gedling close to local amenities, schools and bus services to the City Centre
- Welcoming entrance hall with storage and a cloakroom/WC
- Good-sized lounge
- Superb modern dining kitchen with an adjoining utility room
- Four bedrooms (main bedroom with an en-suite)
- Modern family bathroom with an over-bath shower
- Generous south-westerly facing lawned rear garden with an initial patio seating area
- Driveway provides space for two vehicles plus an EV charging point





Floor 0



Floor 1



**Approximate total area\***

92.08 m<sup>2</sup>  
991.1 ft<sup>2</sup>

**Reduced headroom**

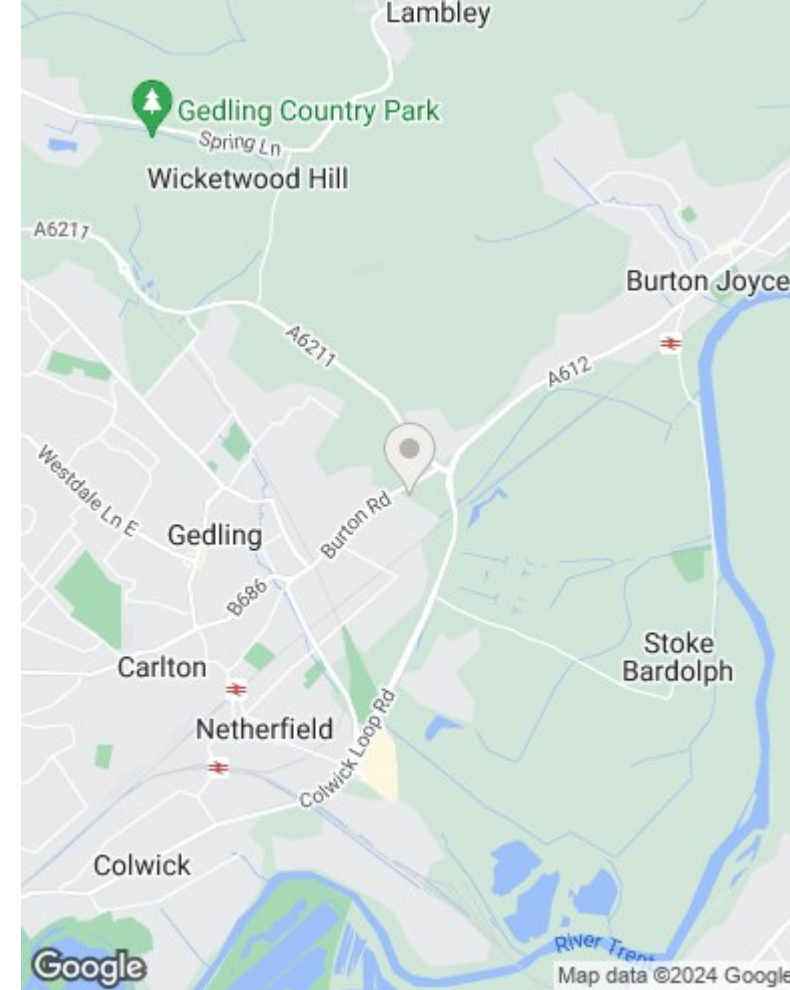
0.72 m<sup>2</sup>  
7.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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