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DavidJames
the estate agent

Claygate, Nottingham, NG3 6JX

Guide Price £290,000

About This Property

Tucked away in a quiet cul-de-sac, this modern, well-presented three-bedroom detached property is within easy reach of a range of local amenities, schools and public transport links. The property is ideal for those seeking a ready-to-move-in family home, benefiting from recently updated flooring and a fresh, neutral décor.

Upon entering, you are welcomed into an entrance hall that leads into a spacious lounge with ample natural light. A separate sitting room provides a versatile space that can be used as a dining room or additional family area, with French doors opening onto a well-maintained rear garden, perfect for entertaining or relaxing in privacy.

Adjacent to the dining room is a recently fitted contemporary kitchen with a sleek finish, featuring white, high-gloss wall and floor units, integrated appliances and a separate, generous sized utility room offering extra convenience.

A downstairs WC concludes the accommodation on the ground floor.

Moving to the first floor there are three well presented and neutrally decorated bedrooms, the main bedroom benefiting from an en-suite shower room. The family bathroom is finished with modern tiling and a white three piece suite, creating a relaxing space to unwind.

The exterior of the property includes a driveway with parking space and an integral garage with newly installed electric garage door, providing both security and ease of access. The rear garden is surrounded by a variety of mature trees and planting for additional privacy and a perfect space to unwind.

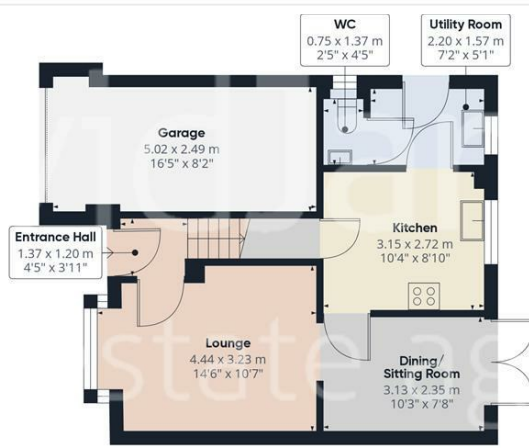
This property combines modern living with a peaceful setting and is perfect for families or professionals looking for comfort and convenience.



- Well-presented modern detached house
- Quiet cul-de-sac location and benefiting from a driveway with access to the garage
- Ready to move into with no additional work required
- Ideal for growing family or working professionals and within easy access of local amenities
- Spacious lounge and versatile dining room with patio doors to the rear garden
- Contemporary fitted kitchen and additional utility room
- Three bedrooms including en-suite to the main bedroom
- Stylish family bathroom and separate downstairs WC for added convenience
- Garden with range of mature trees, flowers and bushes
- Recent improvements including new flooring and electric garage door







Floor 0



Floor 1



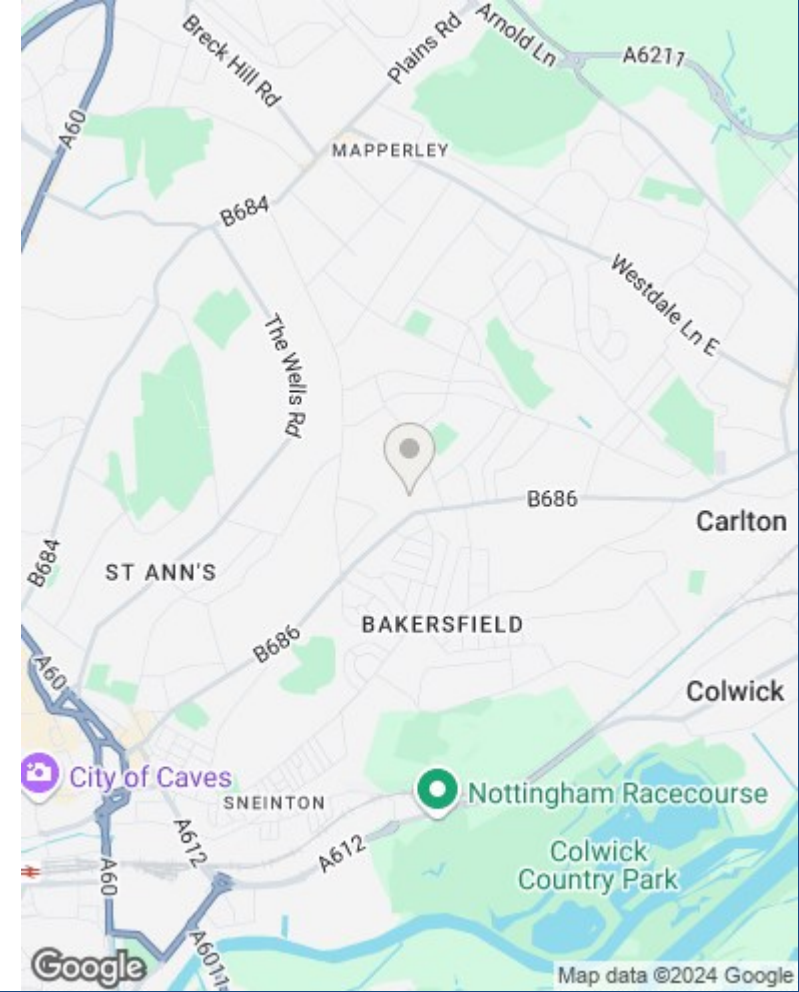
Approximate total area*
96.44 m²
1038.07 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Freehold

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