

# Emma Terry Homes

*moving made personal*



8a Linden Grove

Gedling, Nottingham, NG4 2QU

Offers over £399,950





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## Offers over £399,950

Found on Linden Grove, Gedling, this splendid four-bedroom detached house boasts superb curb appeal and is beautifully presented throughout. The property is ready for you to move straight in, making it an ideal choice for families or those seeking a comfortable and stylish home.

Upon entering, you will find two reception rooms, breakfast kitchen and a WC. The four bedrooms on the first floor provide generous accommodation, perfect for family living or for those who require extra space for guests or a home office. The property also features two modern bathrooms, ensuring convenience for all residents. The attention to detail and quality finishes throughout the home enhance its appeal, making it a truly desirable residence.

Situated in a sought-after location, this home falls within the catchment area for the highly regarded Willow Farm Primary School, making it an excellent choice for families with children. The surrounding neighbourhood offers a friendly community feel, with local amenities and parks nearby, providing a perfect balance of convenience and tranquillity.

In summary, this beautifully presented detached house in Linden Grove is a rare find, combining style, space, and a prime location. Do not miss the opportunity to make this wonderful property your new home.



### ENTRANCE HALL

Entrance door to property, a central heating radiator, doors through to kitchen, WC, lounge and stairs to first floor.

### KITCHEN

9'10" x 9'10" (3 x 3.02)

A central heating radiator, a variety of wall and base units, built-in oven and gas hob with extractor fan, sink with mixer tap and drainer, space for dishwasher, washing machine, and fridge/freezer and UPVC double glazed window to front.

### WC

Low level flush WC, wash hand basin with hot and cold tap, a central heating radiator and UPVC double glazed obscure window to side.

### LOUNGE

9'6" x 15'1" (2.92 x 4.60)

Feature fire, media wall, built-in storage cupboards, door through to study and double glazed sliding door to rear.

### STUDY

8'2" x 12'11" (2.5 x 3.94)

A central heating radiator and UPVC double glazed window to rear.

### LANDING

UPVC double glazed obscure window to side and doors through to bedroom 1, 2, 3, 4 and family bathroom.

### BEDROOM 1

10'4" x 11'5" (3.15 x 3.50)

A central heating radiator, UPVC double glazed window to rear and door through to en-suite.

### ENSUITE

Shower cubicle with waterfall and hand-held shower heads, a low level flush WC and a wash hand basin in vanity unit.

### BEDROOM 2

7'10" x 15'1" (2.39 x 4.60)

A central heating radiator and UPVC double glazed window to rear.

### BEDROOM 3

8'7" x 16'2" (2.63 x 4.93)

A central heating radiator and UPVC double glazed window to front.

### BEDROOM 4

9'4" x 8'2" (2.86 x 2.50)

A central heating radiator and UPVC double glazed window to front.

### BATHROOM

Bath with mixer tap and hand-held shower head, enclosed toilet system WC, wash hand basin in vanity unit, a central heating radiator and a UPVC double glazed obscure window to side.

### FRONT

Gravelled driveway, gated access to entrance door and rear garden and access to garage.

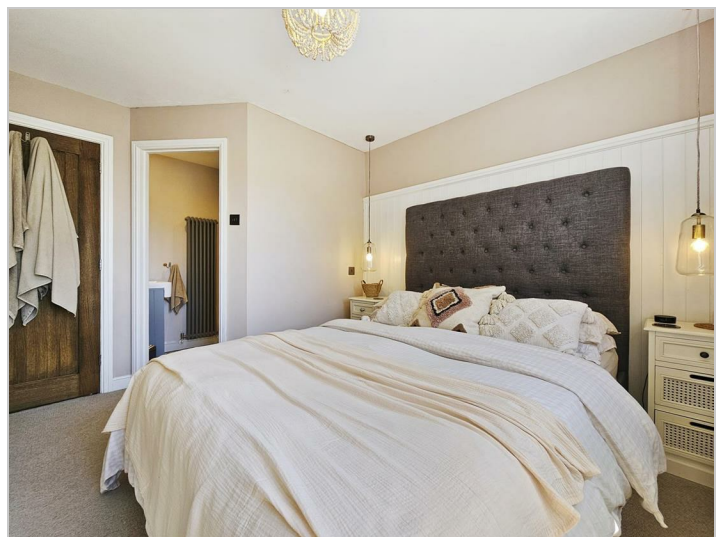
### REAR

All securely fence enclosed, paved patio area outside the property leading to a lawn area, a variety of trees, bushes and shrubs and gated access to front.

### GARAGE

















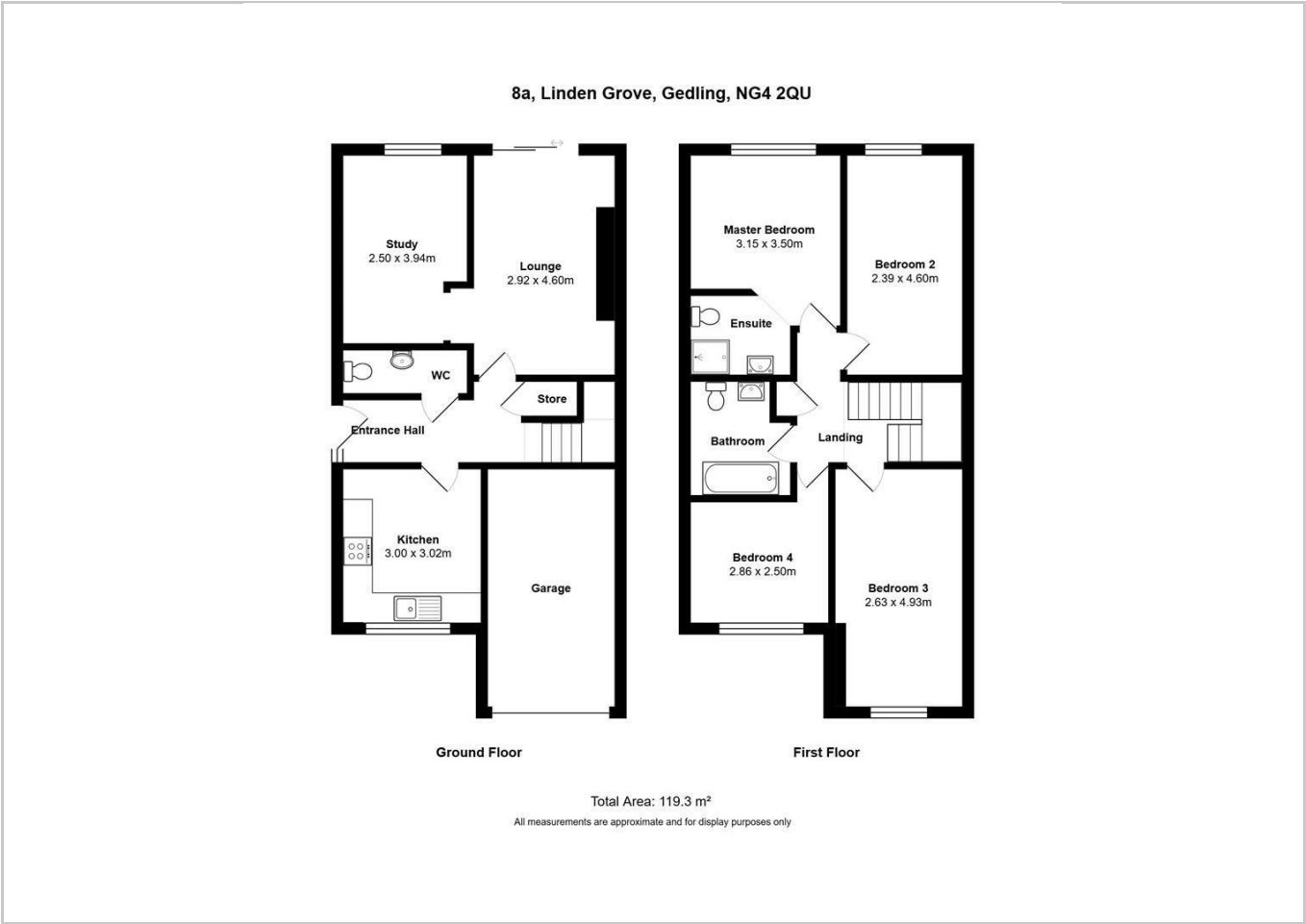
Road Map



Hybrid Map



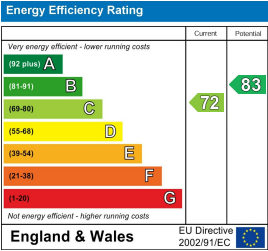
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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