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1



B

**DavidJames**  
the estate agent

**Gotheridge Drive, Gedling, Nottingham, NG4 4NE**

**£1,200 Per Calendar Month**

# About This Property



Situated on a popular modern new-build development in Gedling, this well-presented semi-detached house offers contemporary living in a highly convenient location close to Gedling Country Park, local amenities and regular bus links. The accommodation opens with an entrance hall featuring a useful cloakroom/WC, leading through to a bright and spacious living room enjoying dual aspect windows and French doors that open directly onto the rear garden, creating an excellent space for both everyday living and entertaining. There is a generous dining kitchen fitted with ample wall and base units, integrated cooking space and the added benefit of under-stair storage. The first floor hosts three bedrooms, including two double bedrooms, alongside a modern bathroom/WC fitted with a white suite and mains-fed shower. Further benefits include UPVC double glazing, gas central heating, an enclosed rear garden with paved patio and lawn, and off-street parking positioned to the side of the property. An ideal home for families and professionals alike, combining modern comfort with easy access to green spaces and everyday conveniences.

## TENANCY DETAILS

Available From: 13th February 2026

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

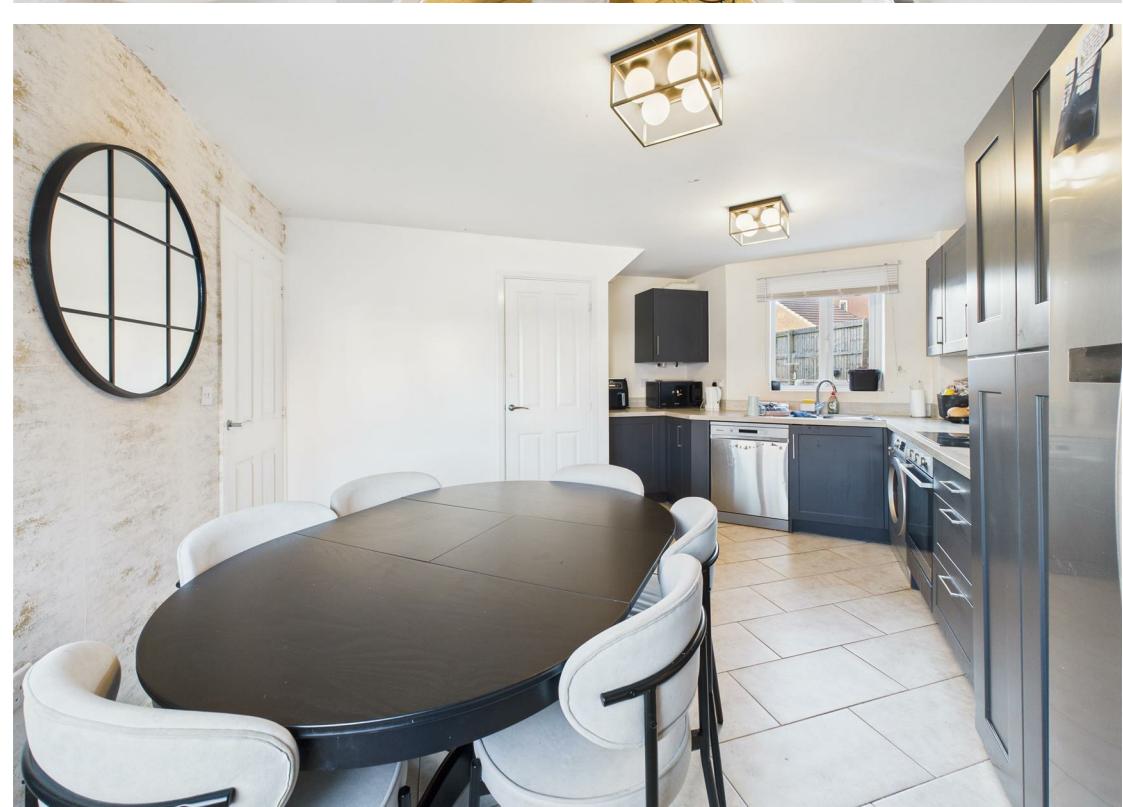
EPC Rating: B

Council Band: C

Pets: Not permitted

- Modern semi-detached house
- Three bedrooms including two doubles
- Entrance hall with cloakroom/WC
- Dual aspect living room with French doors
- Spacious dining kitchen with under-stair storage
- Modern bathroom/WC with white suite and mains shower
- UPVC double glazing and gas central heating
- Enclosed rear garden with patio and lawn
- Off-street parking and close to Gedling Country Park
- Popular new-build development in Gedling







Floor 0



Floor 1



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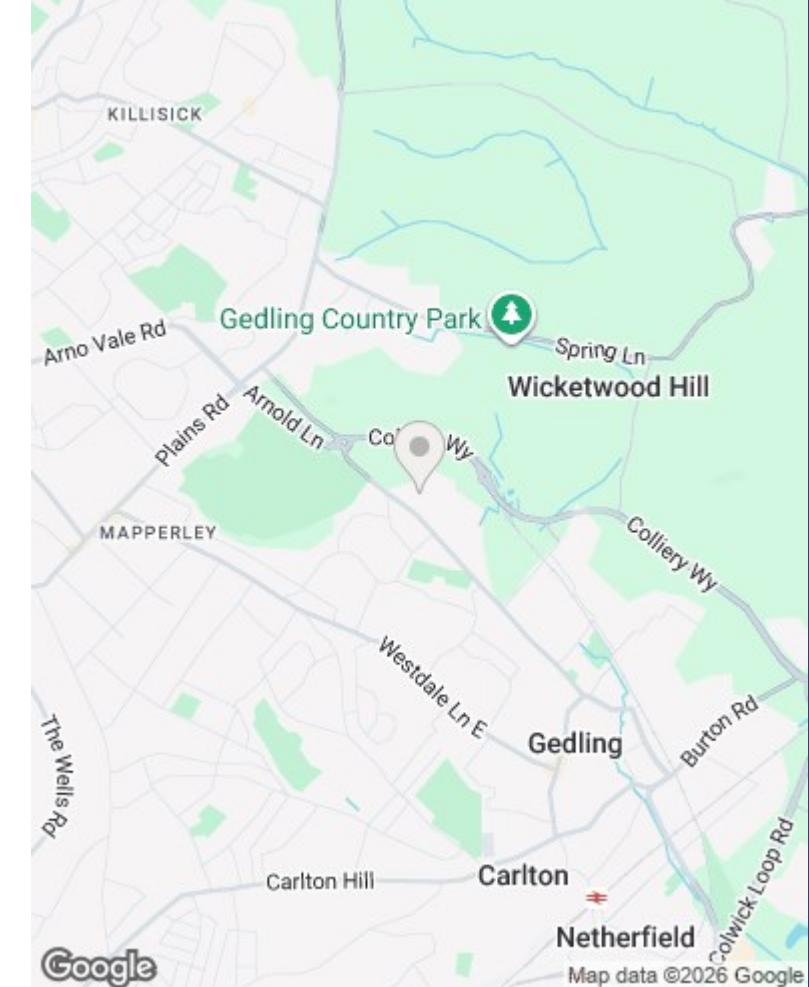
Approximate total area<sup>(1)</sup>

71.5 m<sup>2</sup>  
770 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Map data ©2026 Google

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**Council Tax Band: C**  
**Gedling Borough Council**

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Ombudsman**