



3 Freda Close, Gedling, Nottingham, NG4 4GP

Price Guide £300,000

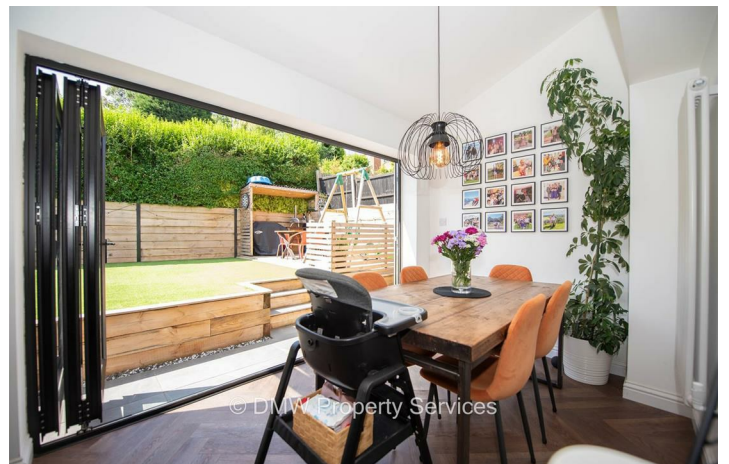
- Immaculate Three Bedroom Detached House
- Large Open Plan Lounge/Kitchen/Diner
- Modern First Floor Bathroom
- Extensive Driveway
- GUIDE PRICE £300,000 - £315,000
- Fully Refurbished
- Downstairs W.C and Utility
- Garage
- Spacious Rear Garden

3 Freda Close, Nottingham NG4 4GP

GUIDE PRICE £300,000 - £315,000 - Immaculate Three Bedroom Detached House. A Beautifully Presented Three Bedroom Family Home with Accommodation Comprising, Large Open Plan Lounge/Kitchen/Diner, Downstairs W.C and Utility, Three Good Size Bedrooms and a Modern First Floor Bathroom. Garage to the Side. Extensive Driveway. Rear Garden.

 3  2  1  C

Council Tax Band: C



Entrance Hall

5'7 x 3'7

Wood effect flooring. Stairs to the first floor. Door to the Lounge/Diner.

23'11 x 9'10

French doors to the rear. Roller shutter door to the front.

Lounge Area

21'8 x 13'5

Wood effect flooring, herringbone. Window to the front elevation. Wood burner. Opens into the Kitchen/Diner area.

Kitchen/Diner

Built in cupboard. A range of modern base and wall units with integrated double oven, fridge/freezer and dishwasher. Island unit with gas hob. Work surfaces with inset sink unit. Bifold doors to the rear elevation. Door to the Utility Room.

Dining Area

16'8 x 5'11

Utility Room

4'7 x 3'7

Built in cupboard. Door to the W.C

W.C

3'7 x 2'7

Wall mounted sink. Low level flush toilet.

First Floor Landing

Window to the side elevation. Glass balustrade. Doors to all Bedrooms and the Bathroom.

Master Bedroom

10'10 x 9'10

Wood flooring. Window to the front. Radiator.

Bedroom Two

10'6 x 8'6

Window to the front elevation. Radiator.

Bedroom Three

7'7 x 6'3

Window to the front elevation. Radiator.

Bathroom

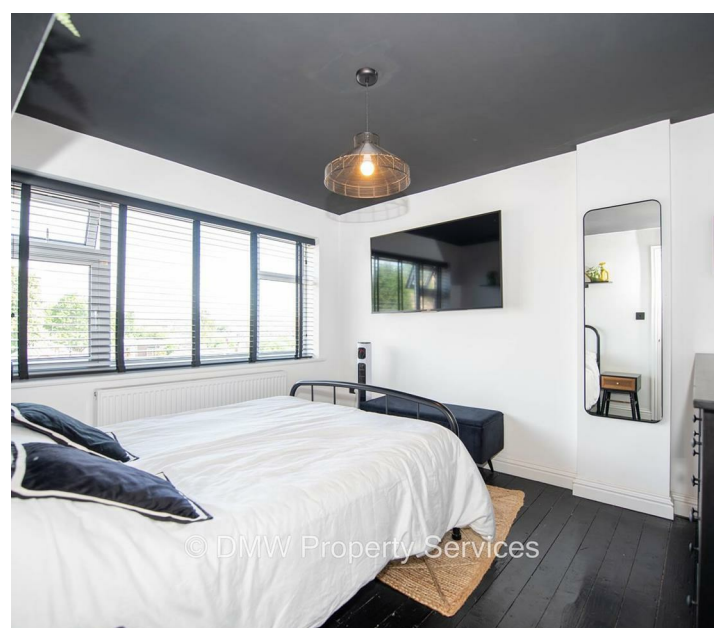
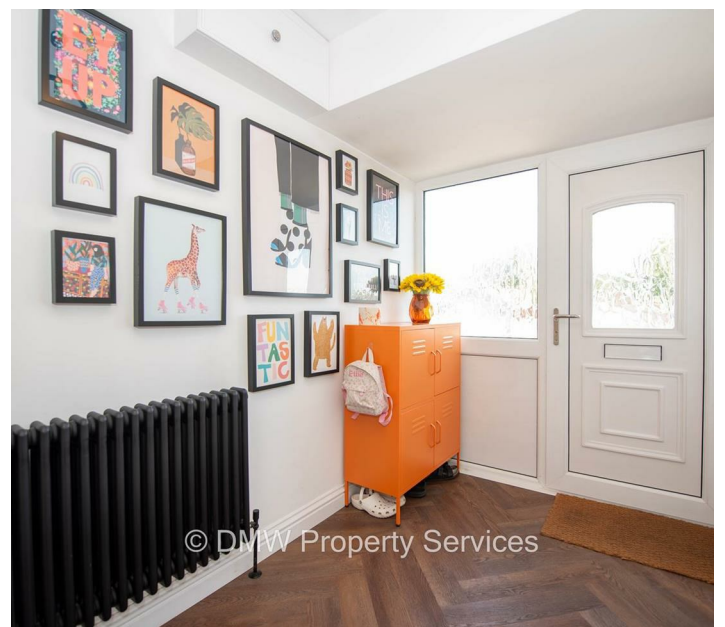
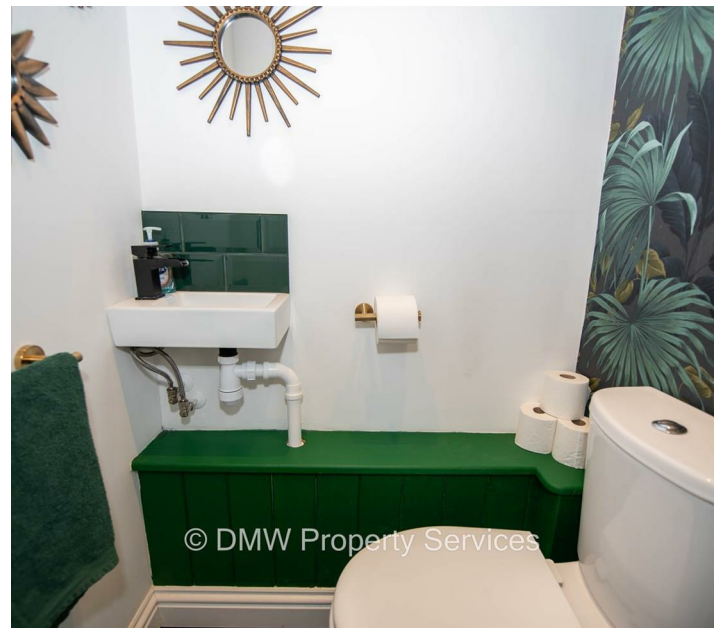
7'7 x 4'10

Tiled flooring. Wall hung vanity unit with wash hand basin. Toilet. Window and Extractor. Bath with shower over.

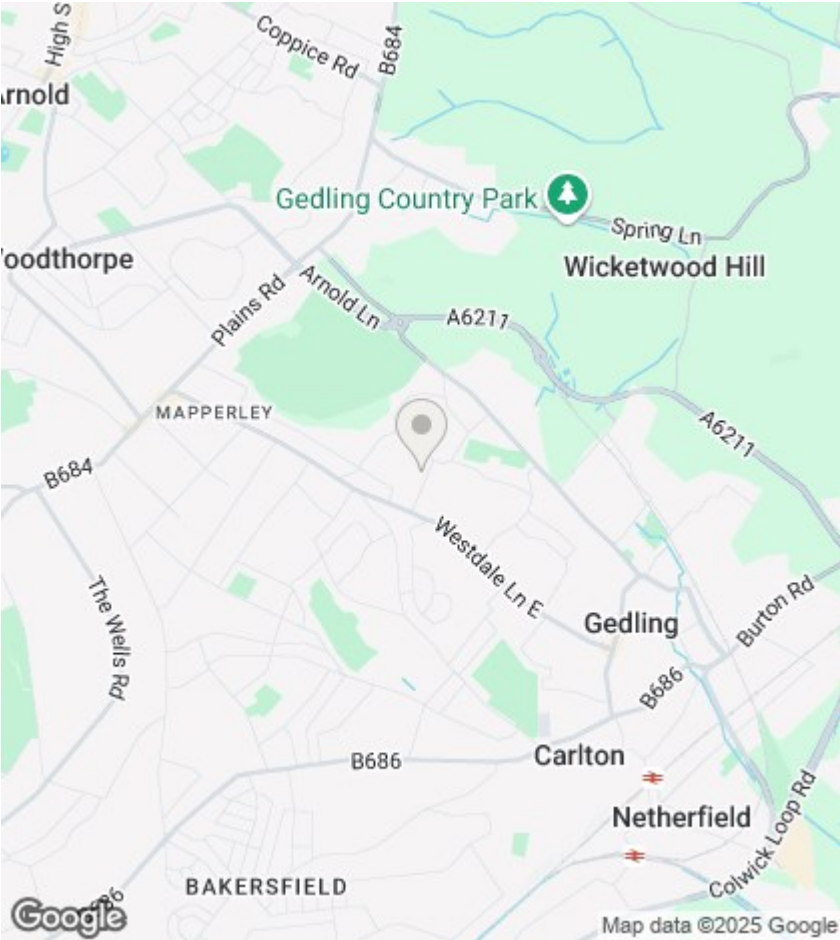
Exterior

Enclosed rear garden with patio areas.

Garage







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

