



DavidJames
the estate agent

Priory Road, Gedling, Nottingham, NG4 3LG

Guide Price £325,000



1 Bedroom Detached Annexe

Approximate total area¹⁾
44.25 m²
476.27 ft²

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.

GIRAFFE360

Floor 0 Building 2



About This Property

GUIDE PRICE £325,000 - £350,000 We are delighted to present this semi-detached home in a sought-after location, further enhanced by the inclusion of a superb detached self-contained annexe, making it ideal for those seeking versatile living arrangements or welcoming independent live-in relatives. Situated just a short walk from Gedling's amenities and convenient bus services to Nottingham City Centre, the property offers a fantastic location and versatility.

The main residence features an entrance hall, a spacious lounge with a feature fireplace, an adjoining versatile conservatory, a further additional dining room and a fitted kitchen with ample space for freestanding appliances.

The first floor comprises three bedrooms, with the main bedroom boasting fitted wardrobes, and a three-piece white suite bathroom with an electric shower.

The generously sized lawned rear garden includes a patio seating area and various outbuildings for practical storage. Additionally, the property boasts a driveway with a car-port, providing convenient off-street parking.

The standout feature is the superb recently completed detached annexe, offering an open plan living space with a modern fitted kitchen, a comfortable double bedroom and a fantastic bathroom with a roll-top feature bath. There is also the luxury of underfloor heating to both the bedroom and living area!

- Semi-detached house
- Recently-completed detached self-contained annexe
- Spacious lounge with adjoining conservatory
- Kitchen with space for freestanding appliances
- Separate dining room
- Three bedrooms (main bedroom with fitted wardrobes)
- Bathroom with three-piece suite and electric shower
- Generous lawned garden with patio area and useful storage outbuildings
- Detached annexe with open plan living area, bedroom and bathroom
- Driveway to the front providing off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁸

137.56 m²
1480.7 ft²

Reduced headroom

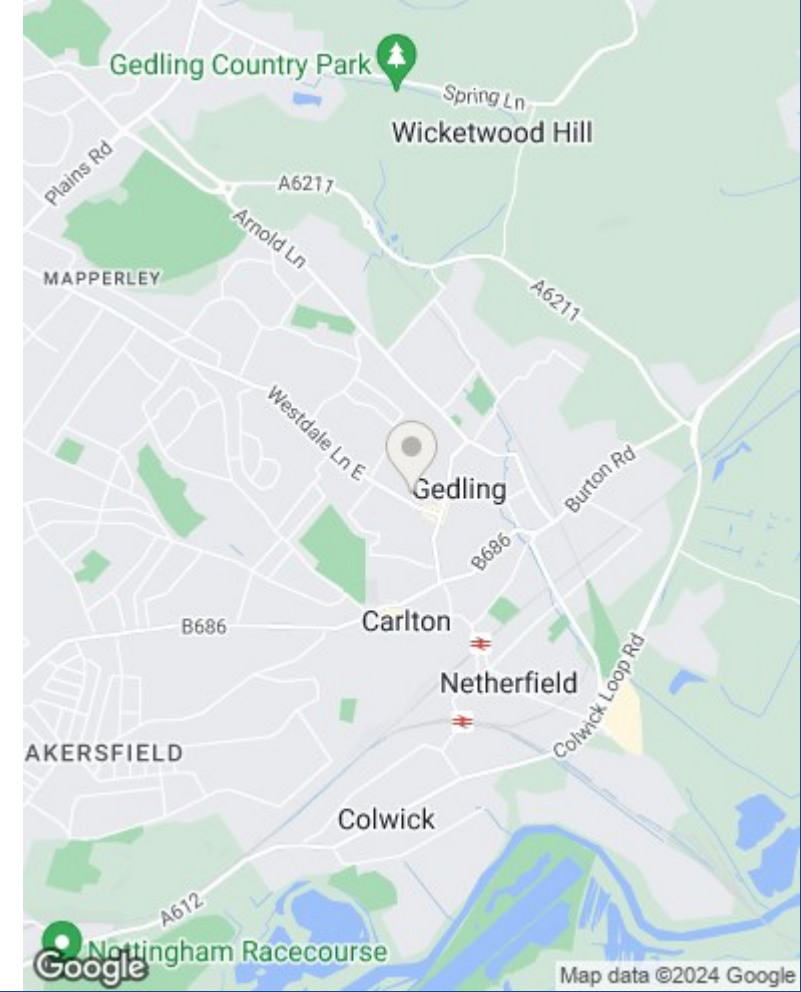
0.85 m²
9.19 ft²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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Council Tax Band: B
Gedling Borough Council
Freehold

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