



**DavidJames**  
the estate agent

**County Road, Gedling, Nottingham, NG4 4JL**

**Offers In The Region Of £280,000**

# About This Property

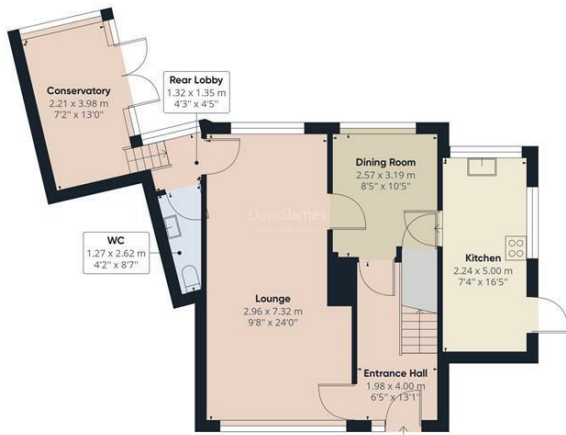
Situated in a generous plot is this EXTENDED 3 bedroom detached family home offered to the market with no upward chain and ideally situated for access to a variety of local schools, both Gedling and Mapperley's excellent range of amenities as well as the stunning Gedling Country Park! The ground floor accommodation comprises of an entrance hall, spacious lounge, separate dining room, versatile conservatory with an adjoining WC as well as a fitted kitchen with a generous range of units and integrated appliances, which include a double oven, microwave and gas hob with further space also available for freestanding appliances. Upstairs, the three bedrooms are complemented by variety of useful in-built storage cupboards and wardrobes as well as a modern family shower room with a three piece white suite and the addition of an electric shower and towel radiator. The generous garden enjoys an initial elevated patio area which leads on to a good-sized lawn with well stocked beds and borders whilst to the front, a further garden incorporates a resin driveway and garage for off-street parking.



- Detached family home with extended views and situated in a generous plot
- 3 ample sized bedrooms (with a variety of in-built wardrobes)
- PVC soffits and UPVC double glazed windows
- Spacious lounge feature wall and access to the separate dining room
- Ground floor WC and versatile conservatory with garden views and access
- Fitted breakfast kitchen with integrated oven, microwave and gas hob
- Modern family shower room with electric shower and towel radiator
- Generous established lawned garden With patio and access to a shed
- Recently laid resin path and a driveway provides access to the garage
- Sold with the benefit of no upward chain







Floor 1



Floor 2



Floor 1½

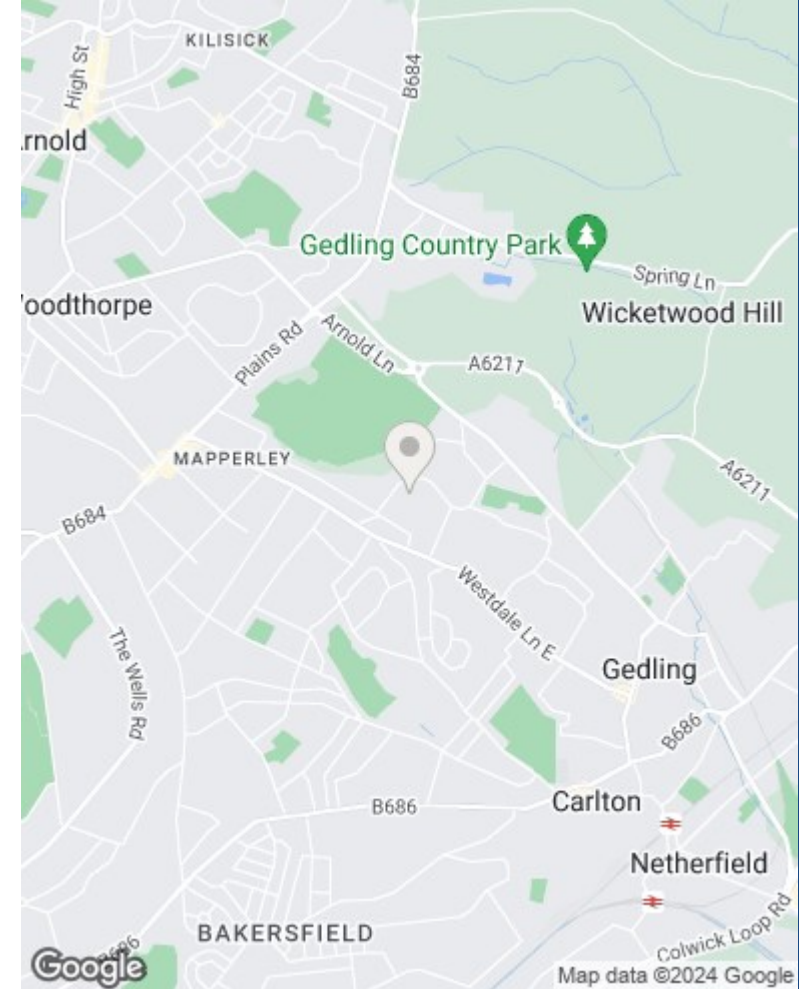


Approximate total area<sup>(1)</sup>  
118.87 m<sup>2</sup>  
1279.51 ft<sup>2</sup>

(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.

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

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