



3



1



1



B

DavidJames
the estate agent

Gotheridge Drive, Gedling, Nottingham, NG4 4NE

Guide Price £260,000

About This Property

GUIDE PRICE £260,000 - £280,000. This modern semi-detached house, built in 2022, offers the comfort and assurance of the remainder of a 10-year warranty. Positioned just a short walk from the beautiful expanses of Gedling Country Park and within easy access to the amenities of Gedling and Mapperley, this home combines convenience with the tranquility of suburban living. The area boasts frequent bus services to Nottingham City Centre alongside a selection of nearby schools, shops and eateries.

Upon entering, you're greeted by an entrance hall that leads to a cloakroom/WC, adding a layer of practicality to the layout. The good-sized lounge is illuminated by natural light streaming through French doors that open onto a low-maintenance south-easterly facing garden. This outdoor space, complete with a patio area and timber fencing for privacy, is perfect for relaxing.

Adjacent to the lounge is a modern dining kitchen, equipped with a comprehensive range of fitted units. It offers ample space for a dining table and comes complete with an integrated oven, hob and extractor with further space available for freestanding white goods.

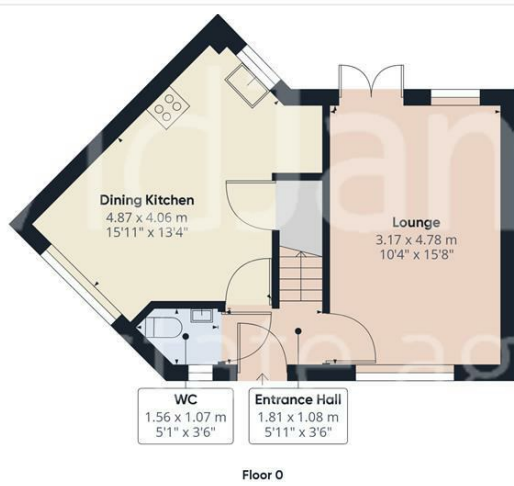
Ascending to the first floor, you'll find three bedrooms. The accommodation is completed by a modern bathroom featuring a three-piece white suite.

Externally, the property benefits from a tandem driveway that accommodates parking for two vehicles and provides access to a useful garage, enhancing the practical aspects of this home.

- Modern semi-detached home built in 2022
- A short walk from the stunning Gedling Country Park
- Ideally situated for access to both Gedling and Mapperley's amenities
- Entrance hall with cloakroom/WC
- Good-sized lounge with French doors
- Modern dining kitchen with integrated oven, hob and extractor
- Three bedrooms
- Modern bathroom with three-piece white suite
- South-easterly facing lawned rear garden with patio area
- Tandem driveway for 2 vehicles and useful garage







Approximate total area*

72.16 m²
776.71 ft²

Reduced headroom

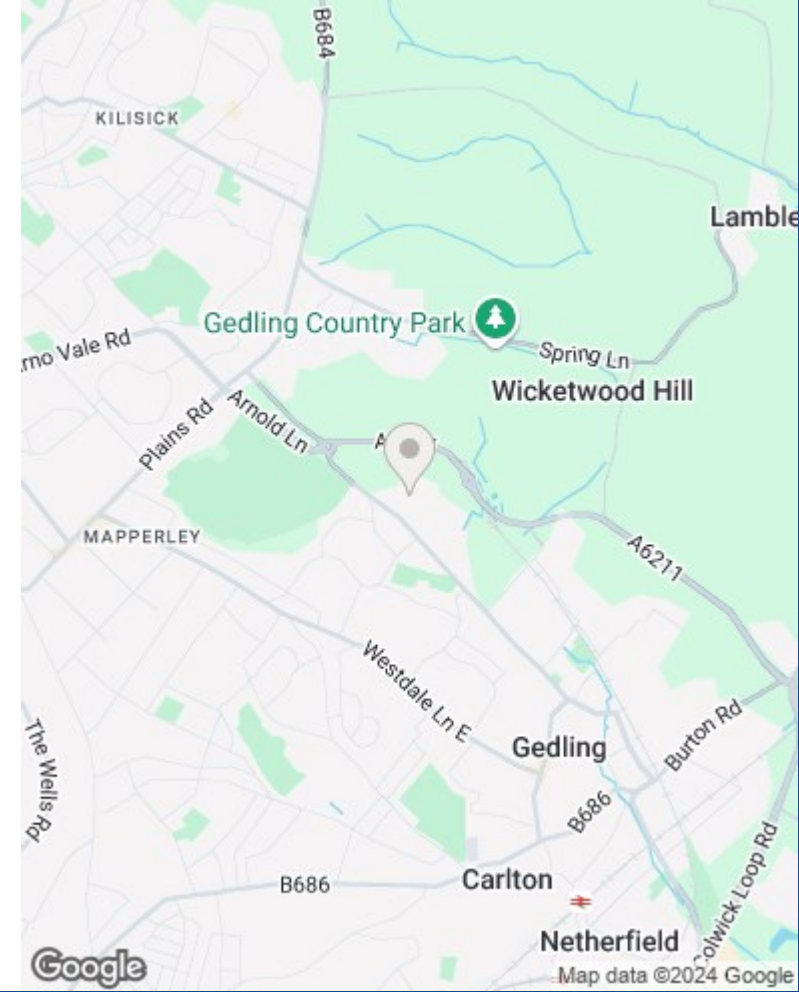
0.9 m²
9.66 ft²

(†) Excluding balconies and terraces

⚠ Reduced headroom
(below 1.5m/4.92ft)

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



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

