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**DavidJames**  
the estate agent

**Oak Tree Drive, Gedling, Nottingham, NG4 4DA**

**Guide Price £360,000**

## About This Property

Positioned in a highly sought after area of Gedling, this detached family home sits just a short distance from the stunning Gedling Country Park alongside a variety of schools and bus services to the city centre! Greeted by a welcoming entrance hall which features a cloakroom/WC, the ground floor living enjoys a generously proportioned lounge/dining area, accentuated by a feature fireplace with gas fire and French doors that open up to a superb south-easterly facing garden and patio area. The fitted breakfast kitchen, with a Neff combi-microwave, oven and hob, also provides plenty of space for freestanding white goods. The home's layout further benefits from four first floor bedrooms and a superb modern shower room, fitted with a three-piece suite and a chrome-finish towel radiator. Ensuring peace of mind, the property is fitted with gas central heating powered by an annually serviced combi boiler. Externally, a double driveway provides ample off-street parking leading to a practical garage equipped with power, lighting and water supply.

- Detached family home
- Highly sought after location in Gedling
- Close proximity to the stunning Gedling Country Park
- Welcoming entrance hall with cloakroom/WC
- Spacious lounge/dining room with feature gas fire and French doors
- Breakfast kitchen with Neff appliances
- Four bedrooms
- Modern shower room with 3-piece white suite
- South-easterly facing lawned garden with patio area
- Driveway and garage provide ample off-street parking







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
112.63 m<sup>2</sup>  
1212.39 ft<sup>2</sup>

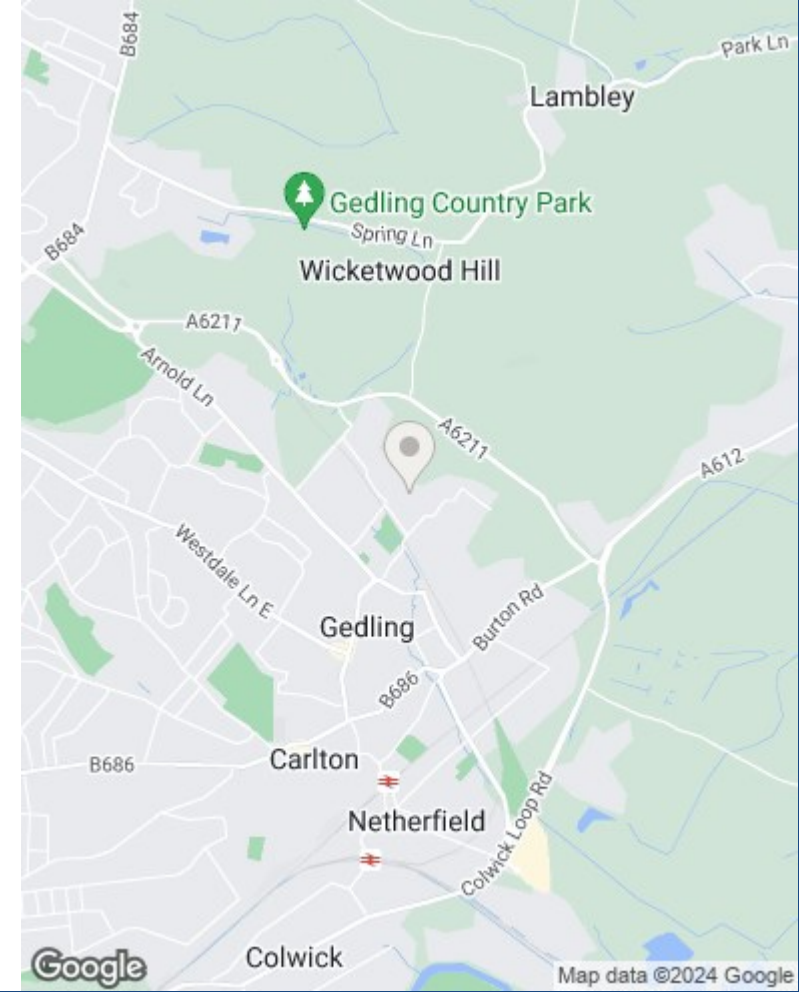
**Reduced headroom**  
0.94 m<sup>2</sup>  
10.10 ft<sup>2</sup>

(1) 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.

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

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the estate agent

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

