



**DavidJames**  
the estate agent

**Horsley Lane, Gedling, Nottingham, NG4 4LP**

**Guide Price £260,000**



# About This Property

Welcome to this modern semi-detached family home which is well-presented throughout and offers the reassurance of the remaining new-build warranty from 2019. Located in the sought-after Chase Farm development, this property is ideally positioned close to a host of amenities including highly regarded schools, frequent bus services to the City as well as the lively restaurants, bars and shops of Gedling, Mapperley and Victoria Retail Park. For nature lovers, the scenic Gedling Country Park is just a short stroll away!

Enter through a welcoming hall, complete with convenient fitted storage. The lounge is a great space for relaxing and boasts French doors opening to the garden, perfect for blending indoor and outdoor living. The heart of the home is the modern dining kitchen, equipped with integrated cooking appliances and with additional space for a freestanding fridge/freezer, washing machine and a dishwasher. A ground floor cloakroom/WC with a modern two-piece suite adds convenience.

Upstairs, the landing, which includes a large built-in wardrobe, serves as the access to three well-appointed bedrooms. Two of the bedrooms are spacious doubles, with the main room benefiting from an en-suite shower room. The third bedroom, currently set up as a single room with a home office space, overlooks open green to the rear and offers a tranquil view. The complementing family bathroom then features a three-piece white suite with an over-bath shower and vanity storage.

The home is enhanced by UPVC double glazing and gas central heating, underscored by an environmentally conscious and insulated modular construction type that prioritises energy efficiency and lower utility running costs.

Outdoors, the southerly-facing rear garden features a lush lawn and a patio area ideal for both unwinding or hosting gatherings. The front of the property includes a driveway with ample parking for multiple vehicles and the convenience of an outdoor water tap.



- Modern semi-detached family home
- Built in 2019 with remaining new-build warranty
- Popular Chase Farm location close to both Gedling and Mapperley's amenities
- A short walk from the stunning Gedling Country Park
- Bright and spacious lounge with French doors
- Superb modern dining kitchen with integrated cooking appliances
- Three first floor bedrooms (main bedroom with an en-suite shower room)
- Modern family bathroom with a three-piece white suite
- Southerly-facing lawned garden with an initial patio seating area
- Driveway providing parking for multiple vehicles











Floor 0



Floor 1

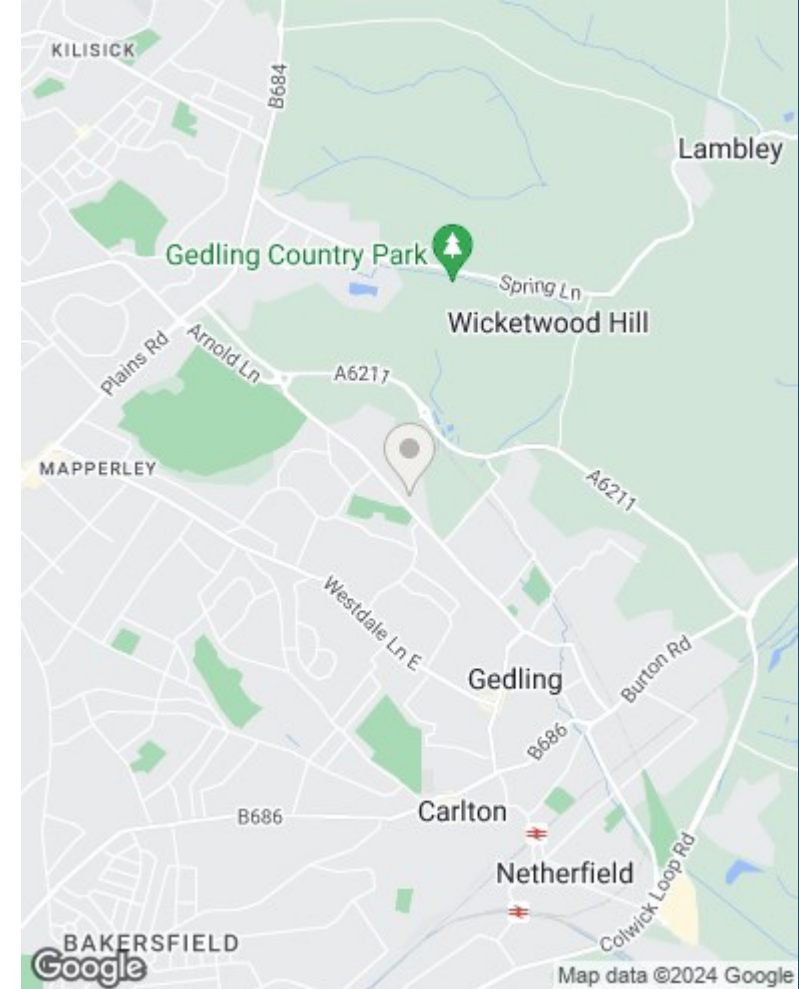


Approximate total area<sup>(1)</sup>  
77.7 m<sup>2</sup>  
836.35 ft<sup>2</sup>

(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: B**  
**Gedling Borough Council**  
**Freehold**

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