



DavidJames
the estate agent

Avon Road, Gedling Village, Nottingham, NG4 4JU

Guide Price £315,000

About This Property

Located in Gedling Village, this extended semi-detached house offers convenience and comfort, just a short walk from essential amenities like supermarkets and bus stops. The home features four well-proportioned bedrooms, three of which are doubles and the master boasts built-in wardrobes. The entrance porch welcomes you with its tiled flooring, leading to a hall with an original timber balustrade that adds character to the space. The lounge is centred around a gas fireplace, creating a warm focal point. The dining kitchen is equipped with modern grey units, a double oven, microwave, hob, extractor, dishwasher, and fridge/freezer, complete with LVT flooring and a convenient pantry. Additional amenities include a utility area in the rear lobby, a ground floor WC, and a first-floor bathroom featuring a white suite with an electric shower. For comfort all year round, the house is fitted with combination gas central heating, UPVC double glazing, and an alarm system for security. Outdoors, the property boasts a double-width tarmac driveway with space for two vehicles and a garage with power and lighting. The enclosed rear garden features a lawn and patio area, perfect for outdoor dining and relaxation. This property combines style, functionality, and an excellent location to create a perfect family home.

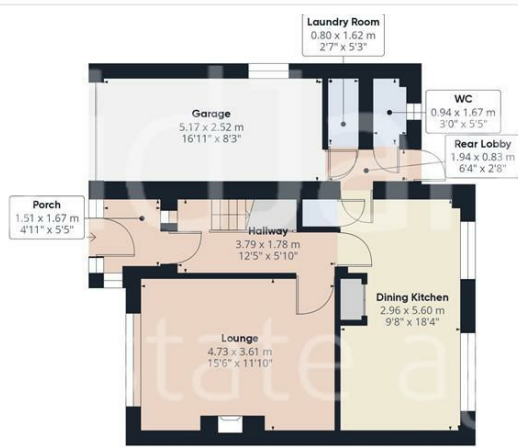


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- Extended semi detached house situated on a quiet road in Gedling Village in walking distance of a supermarket and bus stops
- Four bedrooms, with three double bedrooms and bedroom one having built in wardrobes
- Entrance porch with tiled floor, entrance hall with original timber balustrade
- Lounge with fireplace with gas fire
- Dining kitchen with LVT flooring, kitchen with grey units and integrated double oven, microwave, hob, extractor, dishwasher and fridge/freezer and pantry
- Rear lobby with utility area, ground floor Wc
- First floor bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing, alarm system
- Double width tarmac driveway provides off road parking for two vehicles, garage with up and over door and power and lighting as well as a pedestrian access door to the rear lobby
- Enclosed lawned rear garden with patio area







Floor 0



Floor 1



Approximate total area⁽¹⁾
117.2 m²
1261.57 ft²

(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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