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DavidJames
the estate agent

High Hazles Close, Gedling, Nottingham, NG4 4JX

Guide Price £200,000

About This Property

We are delighted to introduce this superb end-townhouse, perfect for first-time buyers stepping onto the property ladder or those seeking to downsize! This property is conveniently located within easy reach of both Gedling and Mapperley's amenities, schools and bus services whilst the stunning Gedling Country Park sits just a short distance away.

Upon entering, you'll find a welcoming entrance hall that includes a cloakroom/WC and a burglar alarm system for added peace of mind. The bright and spacious lounge is complemented by an adjoining versatile conservatory, extending the living space and featuring French doors that lead to the rear garden.

The fitted kitchen boasts a range of units plus an integrated oven, gas hob and extractor whilst there is also ample space for a freestanding washing machine and fridge/freezer. The kitchen also houses the Baxi boiler, which serves the central heating system.

Upstairs, the property offers two double bedrooms. The main bedroom is enhanced by sliding mirrored door wardrobes, providing ample storage space. The bathroom is equipped with a three-piece suite, including a twin-head overbath shower and a towel radiator for added comfort.

Additional storage can be found in the loft space, which features a fitted ladder and partial boarding.

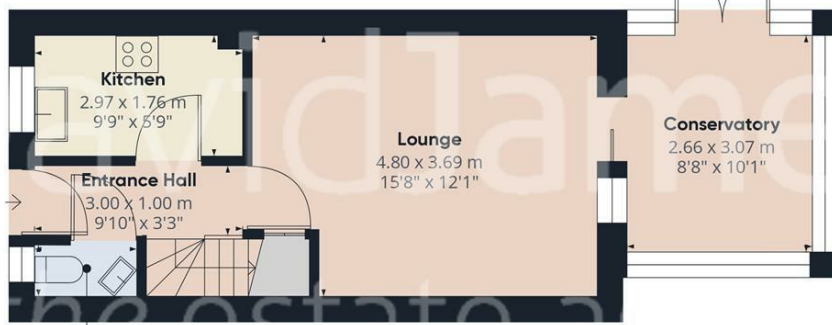
Outside, the property benefits from a tiered rear garden whilst a driveway to the side provides convenient off-street parking.



- Superb end-townhouse
- An ideal first-time buy or downsize purchase
- Within easy reach of both Gedling and Mapperley's excellent amenities
- Initial entrance hall with a cloakroom/WC
- Bright and spacious lounge
- Adjoining versatile conservatory with French doors
- Two first floor double bedrooms
- Bathroom with a three-piece suite
- Tiered rear garden
- Driveway provides off-street parking

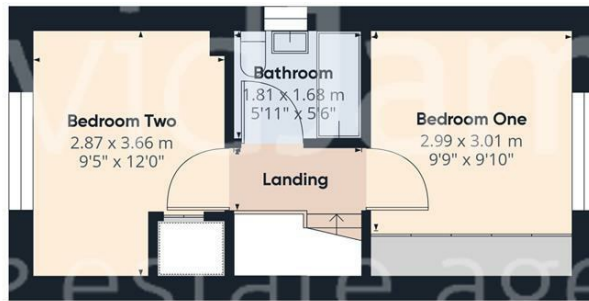






WC
1.48 x 0.79 m
4'10" x 2'6"

Floor 0



Floor 1

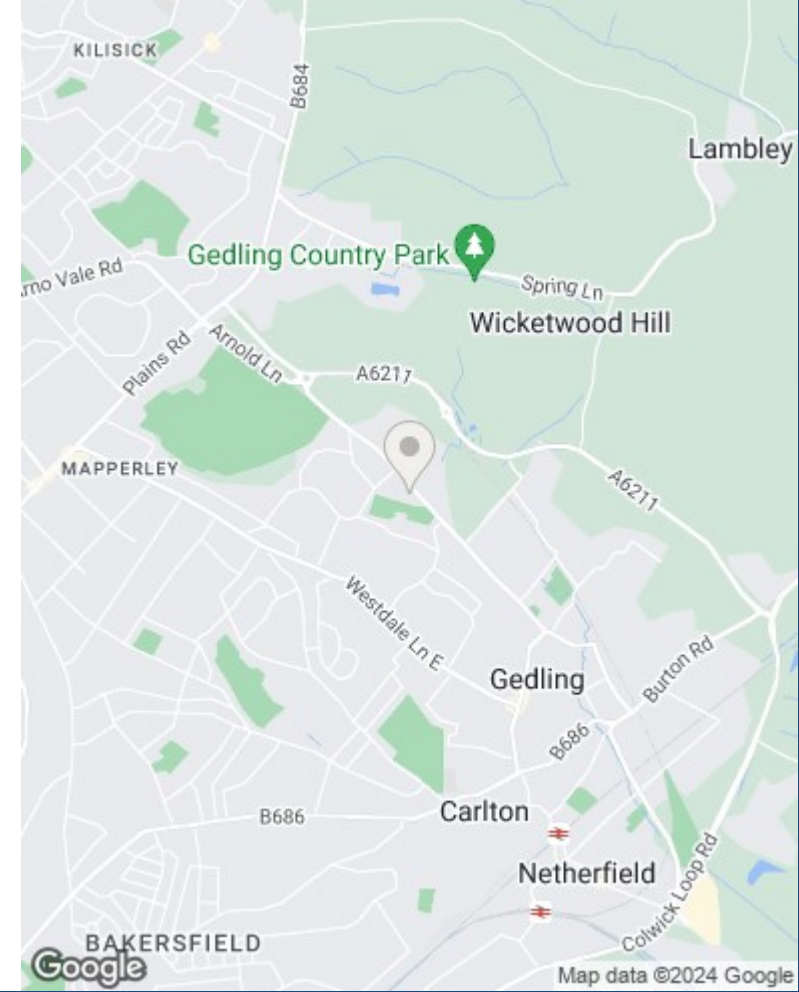


Approximate total area*
63.37 m²
682.07 ft²

(*) 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

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

