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DavidJames
the estate agent

Adbolton Avenue, Gedling, Nottingham, NG4 3NB

Guide Price £300,000

About This Property

GUIDE PRICE £300,000 - £325,000. Welcome to this modern semi-detached home offering a luxurious living experience with a sleek contemporary design. This three-story property boasts an immaculate finish throughout with ample space for both family life and entertaining guests.

The exterior showcases a striking façade with a combination of soft cream render and contrasting dark cladding giving the home a fresh, contemporary look. The generous driveway provides ample off-street parking set behind a modern brick boundary for added privacy.

Upon entering the hallway, you're greeted by natural light and neutral tones leading to an impressive, bright, full length open-plan kitchen and dining area. The stylish kitchen is fitted with an extensive range of modern high-gloss units, high spec integrated appliances and a large central island with breakfast bar seating area, perfect for meal preparation and socialising. This space seamlessly flows into the dining and living area which opens out onto the private rear garden through sliding bi-fold doors creating an inviting indoor-outdoor living experience. Adjacent to the kitchen is a generous utility room with a combined WC.

Moving to the first floor there are two spacious double bedrooms, both with beautifully made built in wardrobes with plenty of hanging and drawer space. Both bedrooms are served by a sleek, contemporary family bathroom.

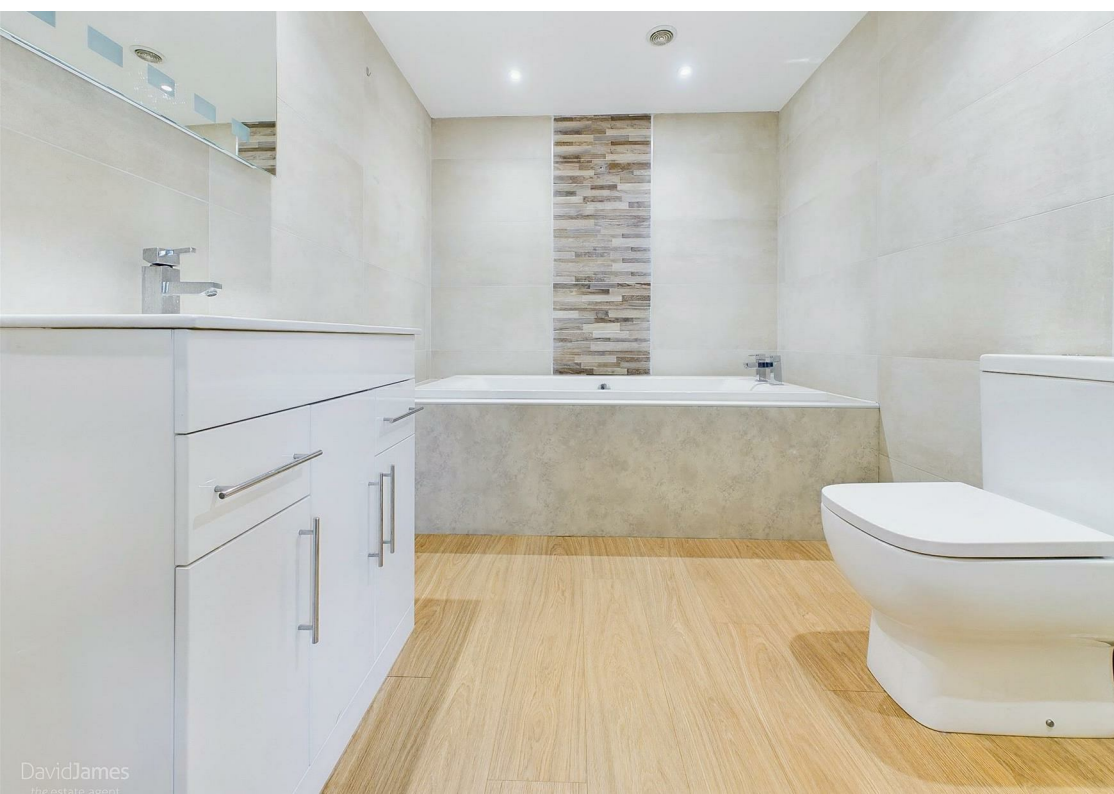
On the second floor there is an equally impressive double bedroom with fitted wardrobes and a beautifully designed contemporary bathroom that you would expect in a high end luxury hotel.

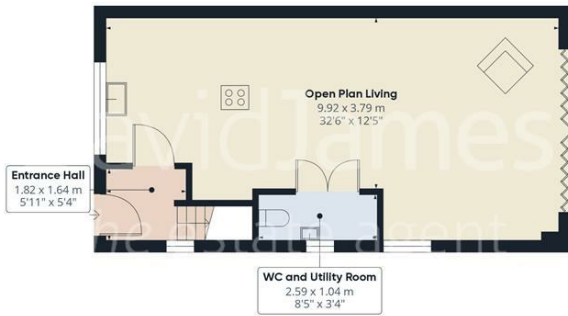
This home also includes a low-maintenance rear garden with an initial slabbed patio area leading to a raised artificial lawned area and benefits from a full width sun awning.

With its ideal location in a sought-after residential area close to local amenities, schools and transport links, this property is expected to gain a lot of interest and viewing is highly recommended.

- Modern three-story detached home with sleek finishes throughout
- Convenient location close to Gedling's schools, shops and transport links
- Spacious driveway with ample off-road parking
- Impressive open plan living area with bi-fold doors to the rear garden
- Contemporary kitchen with high spec appliances and separate central island
- Large utility room with WC
- Three double bedrooms with beautifully fitted built in wardrobes
- Luxury hotel-style bathrooms to the first and second floor
- Private and secure low maintenance rear garden with large sun awning
- Eco-friendly solar panels for reduced energy costs







Floor 0



Floor 1



Floor 2



Approximate total area*
123.82 m²
1332.79 ft²

Reduced headroom
4.11 m²
44.24 ft²

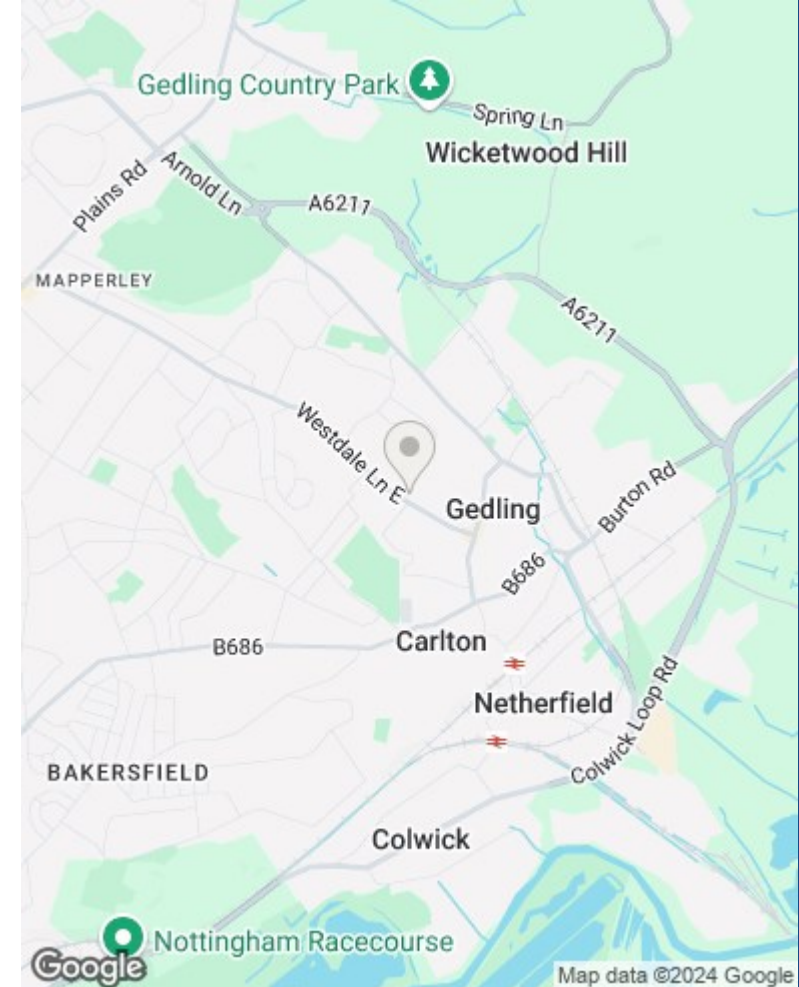
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Freehold

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