



2a Adbolton Avenue, Gedling – NG4 3NB

Guide Price **£300,000**

DavidJames
the estate agent



2a Adbolton Avenue

Gedling, Nottingham

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-storey property boasts an immaculate finish throughout with ample space for both family life and entertaining guests.

Council Tax band: C

Tenure: Freehold

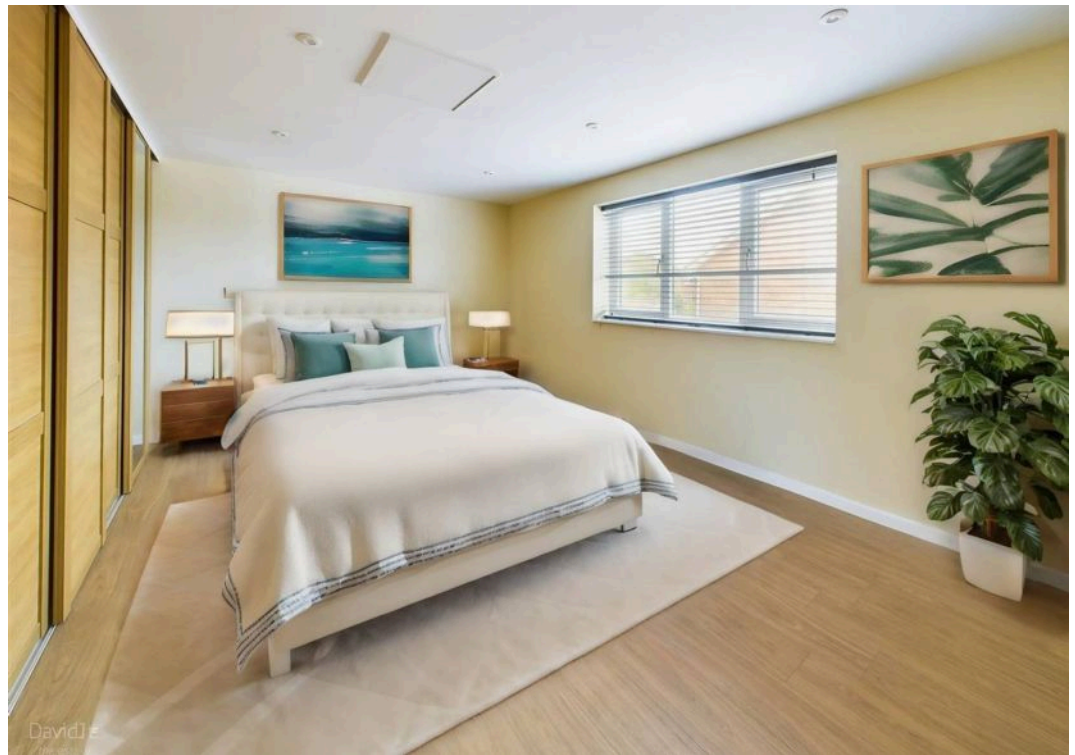
EPC Energy Efficiency Rating: B

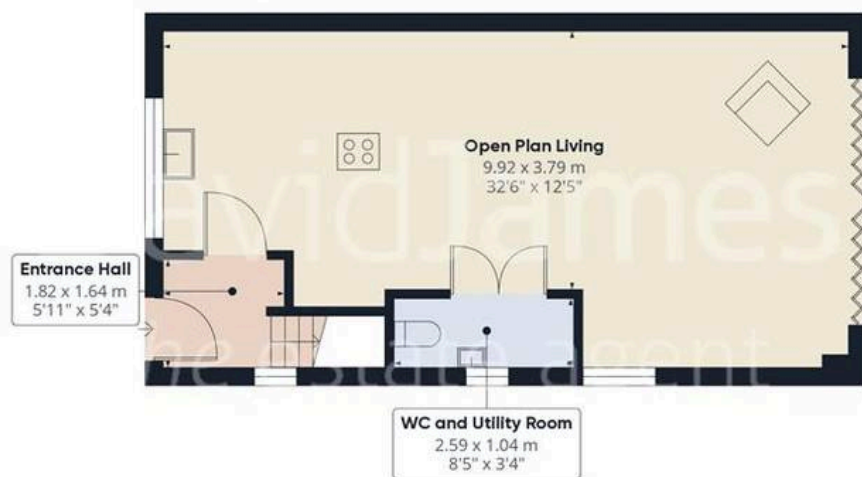
EPC Environmental Impact Rating: B

- Modern three-storey 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⁽¹⁾

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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.