



48 Avon Road, Gedling – NG4 4JU

Guide Price **£375,000**

DavidJames
the estate agent



48 Avon Road

Gedling, Nottingham

4-bed detached family home tucked away from the roadside – close to excellent amenities! Superb open-plan ground floor living, modern kitchen, updated bathroom & a low-maintenance garden plus parking!

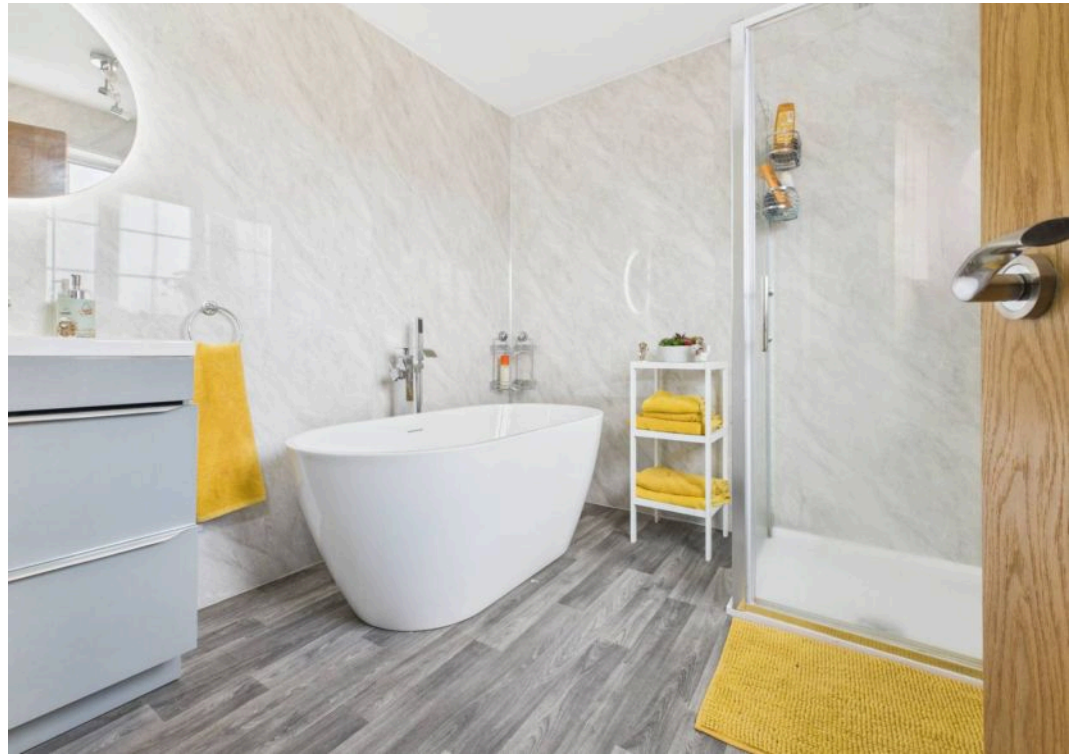
Council Tax band: D

Tenure: Freehold

- Detached family home
- Tucked away from the roadside in a cul-de-sac position
- Popular location close to both Gedling and Mapperley's amenities, schools and frequent bus services
- Initial welcoming entrance hall with a convenient cloakroom/WC
- Superb open plan lounge/dining room with an adjoining large conservatory
- Modern fitted kitchen with integrated cooking appliances
- Four first floor bedrooms
- Beautiful recently refitted bathroom with a feature freestanding bath and separate shower cubicle
- Low-maintenance, southerly-facing and generous wraparound garden with artificial lawn and patio seating space
- Off-street parking with EV charging point leading to a garage (currently configured as a store with an adjoining utility area)









Floor 0



Floor 1

Approximate total area⁽¹⁾

119 m²

1282 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.