



**22 Imperial Avenue, Gedling – NG4 3NE**

Guide Price **£400,000**

**DavidJames**  
the estate agent





## 22 Imperial Avenue

Gedling, Nottingham

Well-presented four bedroom detached family home with stunning views and generous accommodation featuring a lounge/dining room, main bedroom with en-suite & south-facing rear garden & tandem driveway!

Council Tax band: D

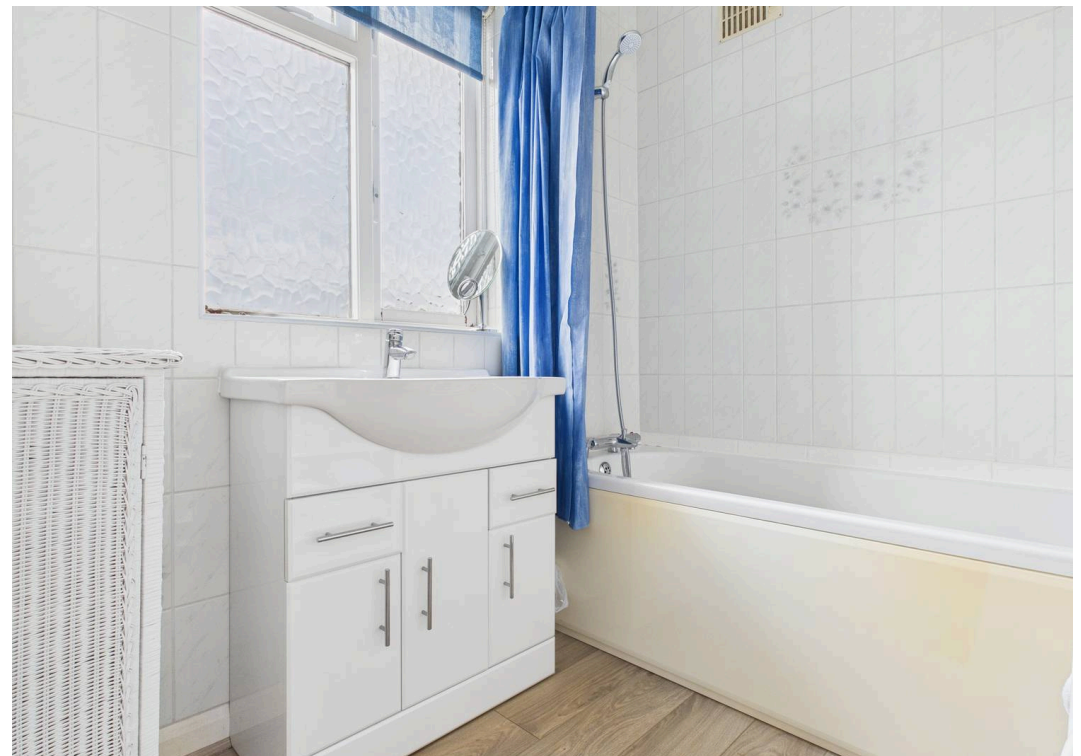
Tenure: Freehold

- Well-presented detached house with no upward chain and stunning views over Gedling
- Welcoming entrance hallway with practical downstairs WC
- Bright and spacious lounge/dining room with dual aspect windows, feature fireplace and patio doors
- Versatile downstairs bedroom (with potential as a second reception room)
- Well-equipped kitchen with dual aspect windows, integrated double oven, cooker hood and electric hob
- Spacious landing leading to three generously sized double bedrooms, bathroom and separate WC
- Lovely, bright and airy main bedroom with good-sized ensuite shower room with mains shower and wood effect flooring
- Bathroom with shower over bath, vanity basin with storage and separate WC for added convenience
- South-facing rear garden with large, decked seating/dining area, paved seating areas, lawn and established planting
- Tandem driveway providing off-street parking for two vehicles with a low maintenance front garden

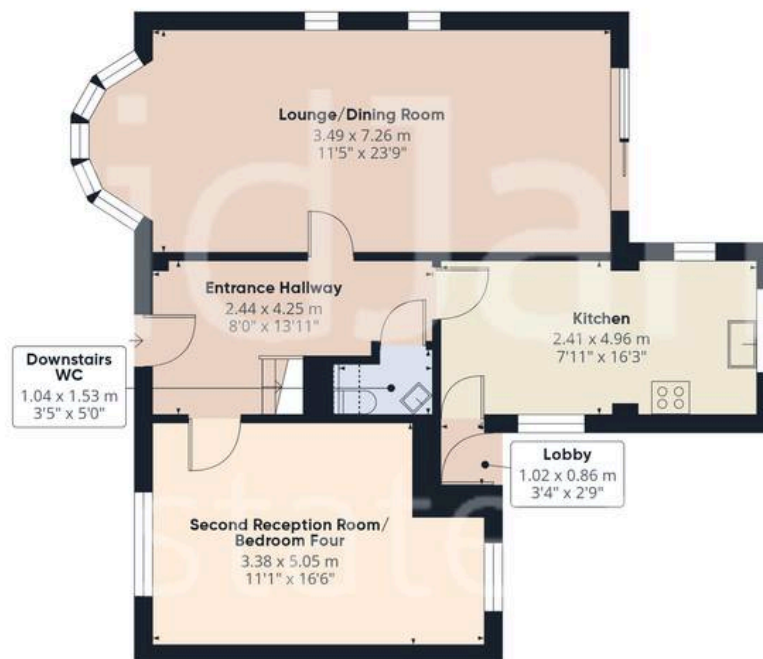












Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

121.4 m<sup>2</sup>

1305 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 ft<sup>2</sup>

(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

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