



59 Yew Tree Lane, Gedling – NG4 4AN

Guide Price **£280,000**

DavidJames
the estate agent



59 Yew Tree Lane

Gedling, Nottingham

Perfect for single-storey living! Two bedroom bungalow in close proximity of Gedling's amenities & bus services with well-presented accommodation, south-easterly facing rear garden, driveway & garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented two-bedroom bungalow perfect for single storey living
- Great location close to Gedling's amenities, shops and frequent bus services
- Welcoming entrance hallway with useful cloakroom cupboard
- Bright and airy lounge with feature fireplace and bay window
- Modern kitchen with white gloss units and integrated cooking appliances
- Well-presented main bedroom (with built-in wardrobes)
- Second double bedroom with feature French doors overlooking the rear garden
- Modern shower room with walk-in shower enclosure, dual-head rainfall shower and vanity sink
- Private rear garden with paved seating areas, raised beds, established planting and lawn
- Garage and driveway providing off-street parking for two vehicles







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

52.9 m²

569 ft²

(1) Excluding balconies and terraces

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

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