

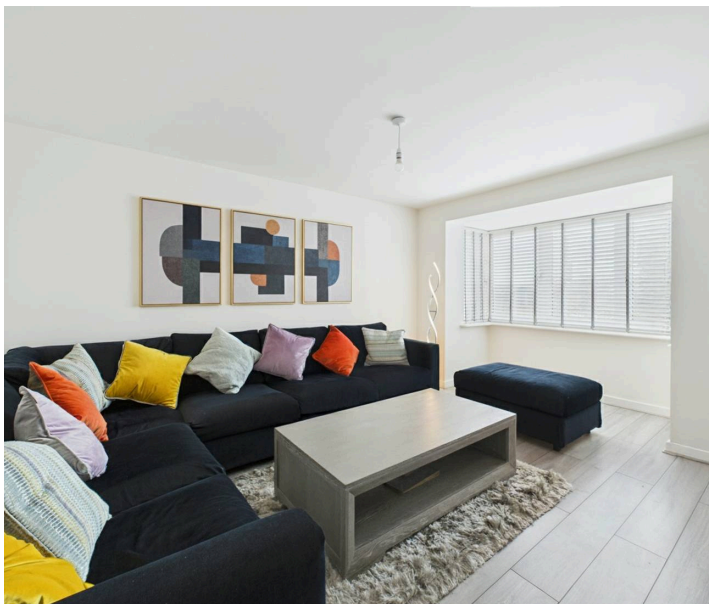


**10 Hopwood Road, Gedling – NG4 4NA**

Guide Price **£325,000**

**DavidJames**  
the estate agent





## 10 Hopwood Road

Gedling, Nottingham

Modern three-storey family townhouse close to excellent amenities, schools, buses and Gedling Country Park! Offering 5 beds, bright lounge, modern dining kitchen and an enclosed garden plus parking!

Council Tax band: D

Tenure: Freehold

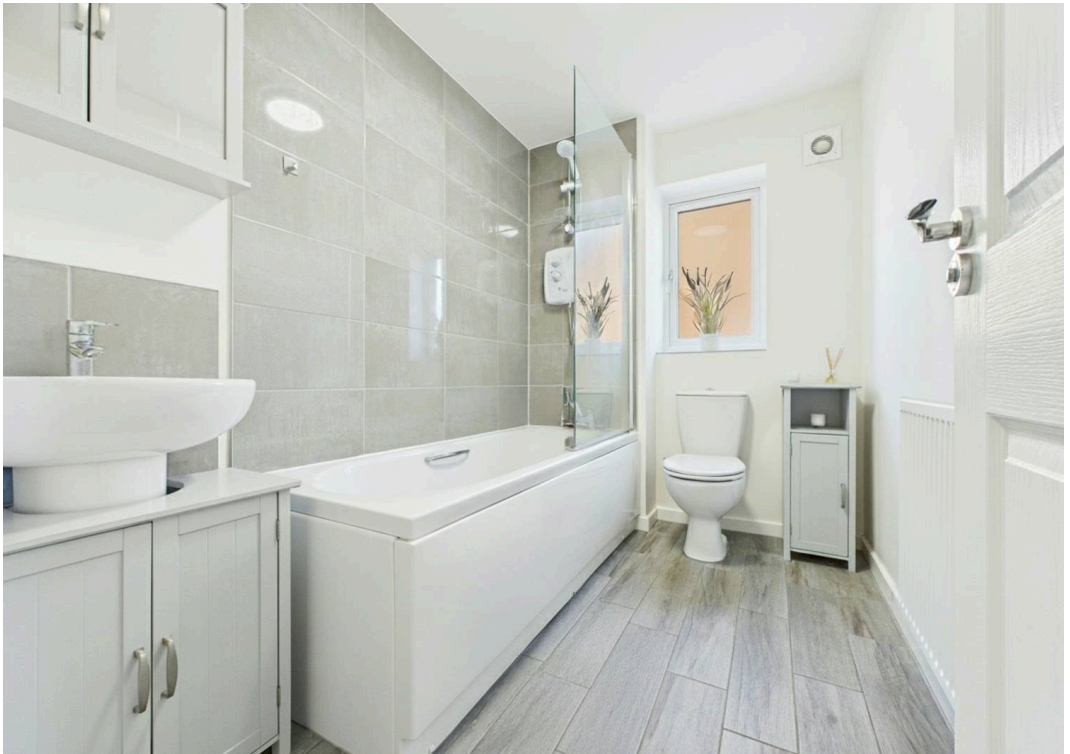
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

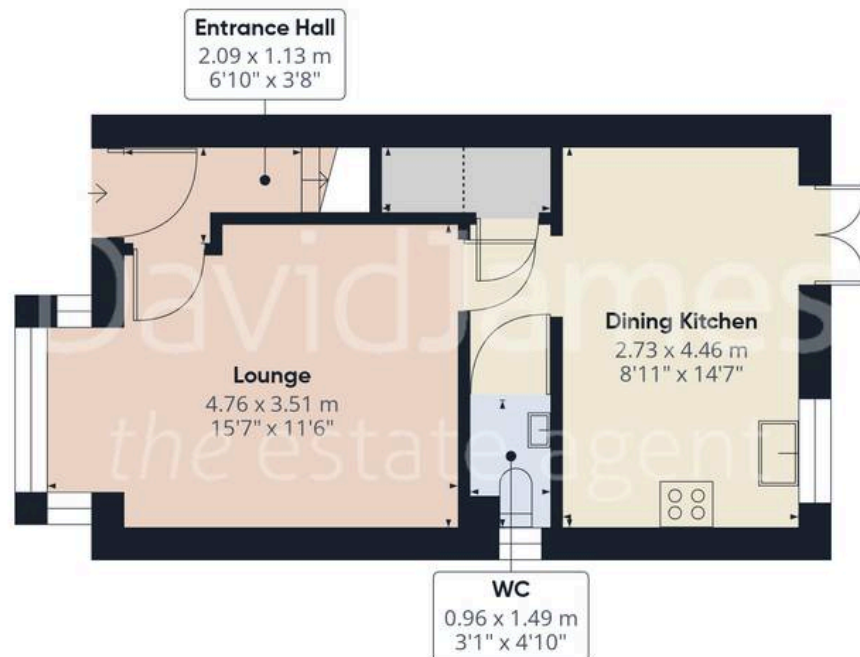
- Modern three-storey end townhouse
- Popular location close to schools, bus services to the City and both Gedling/Mapperley's amenities
- Neutrally decorated and well-presented throughout
- Bright and spacious lounge with a feature box window
- Contemporary open plan dining kitchen with integrated appliances and French doors
- Five versatile bedrooms (main bedroom with a private en-suite shower room)
- First floor family bathroom with a three-piece white suite and electric shower
- Lawned rear garden with timber fencing for privacy
- Multi-vehicle tandem driveway and garage provide off-street parking
- Benefits from remaining new-build warranty











Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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

115.7 m<sup>2</sup>

1245 ft<sup>2</sup>

Reduced headroom

0.7 m<sup>2</sup>

8 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

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

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://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.