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**DavidJames**  
the estate agent

**Cookson Avenue, Gedling, Nottingham, NG4 4GA**

**Guide Price £280,000**

# About This Property

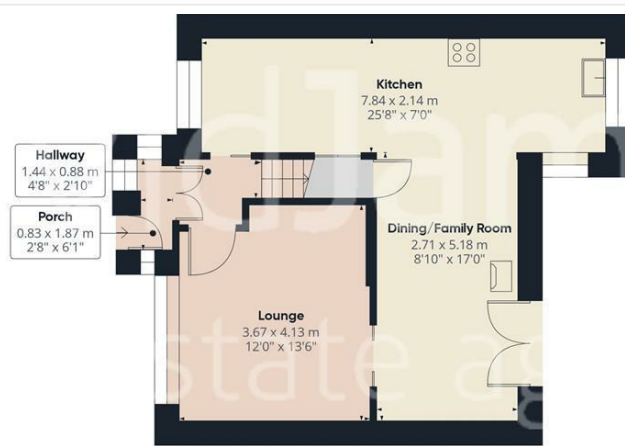
This extended detached family home in Gedling offers a great living experience with three bedrooms and a host of desirable features. The entrance porch and hallway welcome you with half-height paneling and timber strip flooring, leading into a practical boot room area with storage. The lounge is adorned with a built-in bookcase and a window overlooking Gedling Country Park, while the dining/family room impresses with timber strip flooring, a log burner, and two sets of French doors opening to the rear garden. The kitchen is both stylish and functional, featuring tiled flooring, Beech panelled finish units, and a range cooker. The landing is a highlight, showcasing a feature vaulted ceiling and two skylight windows and bedroom one boasts a modern fully tiled en-suite shower room/WC featuring a corner cubicle and electric shower. The property is complete with a modern fully tiled bathroom/WC, gas central heating, UPVC double glazing, and two driveways for ample off-road parking. Outside, the tiered south facing rear garden offers both patio and decked areas. With its thoughtful design and contemporary amenities, this home provides a perfect blend of comfort and style for modern family living.



- Extended detached family home
- Three bedrooms, bedroom one with modern fully tiled en-suite shower room/Wc with corner cubicle and electric shower
- Entrance porch and hallway with half height panelling and timber strip flooring leading into a boot room area with storage cupboard with room for a tumble dryer
- Lounge with built in bookcase and window to the front elevation with views towards Gedling Country Park
- Dining/family room with timber strip flooring, log burner and two sets of French doors to the rear garden
- Kitchen with tiled flooring and a range of Beech panelled finish base and eye level units and range cooker
- Landing with feature vaulted ceiling and two skylight windows
- Modern fully tiled bathroom/Wc with modern white suite and mains shower
- Gas central heating, UPVC double glazing
- Two driveways provide off road parking, tiered south facing rear garden with patio and decked areas







Floor 0



Floor 1

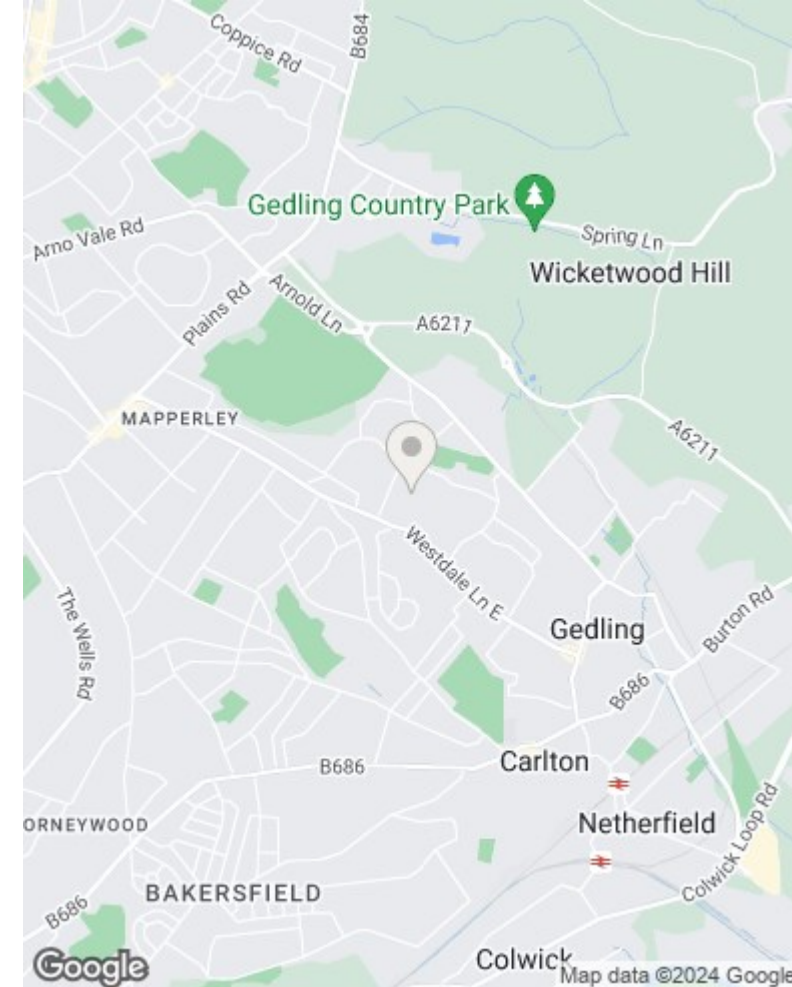


Approximate total area<sup>®</sup>  
90.91 m<sup>2</sup>  
978.51 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: C**  
**Gedling Borough Council**  
**Freehold**

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