



**DavidJames**  
the estate agent

**Cantley Avenue, Gedling, Nottingham, NG4 3PD**

**Guide Price £325,000**

# About This Property

**NO CHAIN!** Explore this extensively refurbished and extended three-bedroom semi-detached house in Gedling, offering a seamless blend of contemporary design and comfort. The home welcomes you into an entrance hall decked with laminate flooring, leading to a convenient ground floor Wc featuring a white suite, washbasin, and tasteful half-height panelling.

Central to the home is the open plan living/dining/kitchen area, a fluid space ideal for modern lifestyles. The lounge is accentuated by a bay window and an open fireplace framed with exposed brick, enhancing the cosy ambiance. The dining kitchen extends this inviting atmosphere, with laminate flooring and chic three-quarter height panelling. The bi-fold doors open to the rear garden, merging indoor and outdoor living spaces beautifully.

The kitchen doesn't just dazzle with style but also impresses with functionality. It boasts a range of two-tone timber grain finish panelled units and a central island with seating, perfect for casual dining or morning coffees. Integrated appliances include a Neff oven and hob, fridge, freezer, and a cleverly concealed larder cupboard for additional appliances.

Upstairs, the fully tiled bathroom with contrasting tiled floor is equipped with a white suite, mains shower, and a washbasin set into a vanity unit offering ample storage.

Additional features include gas central heating, UPVC double glazing, a secure composite entrance door, and durable powder-coated aluminium bi-fold doors.

Externally, the property benefits from a gravelled driveway providing plentiful off-road parking. The rear garden features a gravelled patio area and steps with a sleeper retaining wall that leads up to a well-maintained lawned area, perfect for relaxation or entertaining.

This home is not just a living space but a statement of style and practicality, ready to welcome its new owners.



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- Stylishly refurbished and extended semi detached house, three bedrooms, sold with no upward chain
- Entrance hall with laminate flooring, ground floor Wc with white suite, washbasin, laminate flooring and half height panelling to the walls
- Open plan living/dining/kitchen
- Living area with laminate flooring, bay window and open fireplace with exposed brick detail
- Dining kitchen area with laminate flooring feature three quarter height panelling to one wall and bi-fold doors to the rear garden
- Stylish kitchen with a range of two-tone timber grain finish units, central island with seating area and integrated Neff oven and hob as well as fridge and freezer and an appliance cupboard
- Fully tiled bathroom/Wc with contrasting tiled floor, white suite, mains shower and washbasin set to a vanity unit with storage
- Gas central heating, UPVC double glazing with a composite entrance door and powder coated aluminium bi-fold doors
- Gravelled driveway across the front of the property provides off road parking
- Enclosed rear garden with gravelled patio area and steps with sleeper retaining wall leading to the main lawned garden area

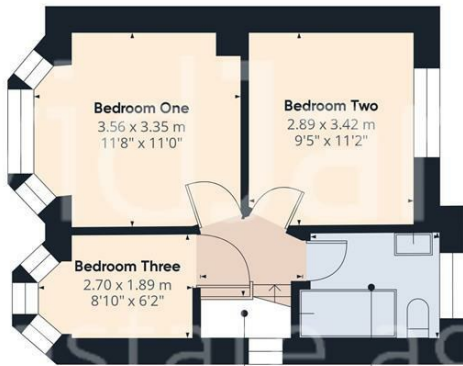


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Floor 0



Floor 1

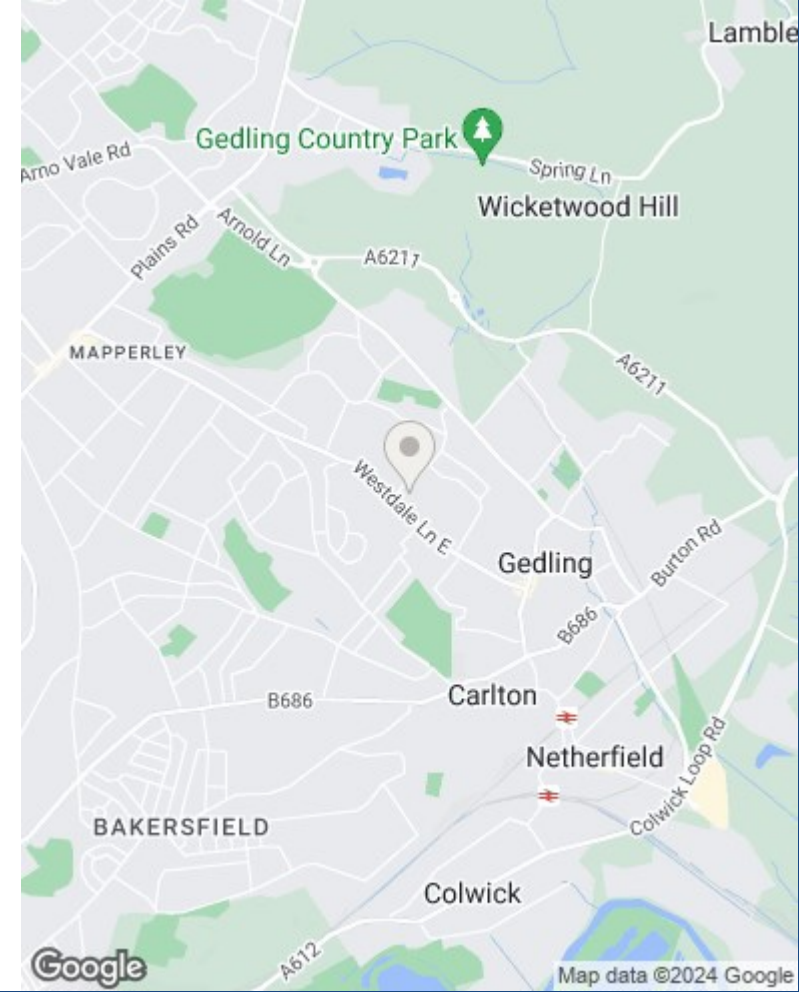


Approximate total area<sup>(1)</sup>  
83.96 m<sup>2</sup>  
903.72 ft<sup>2</sup>

(1) 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: B**  
**Gedling Borough Council**  
**Freehold**

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