



£375,000

OFFERS OVER

HORWOOD DRIVE
GEDLING

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- MODERN KITCHEN/DINER
- GARAGE AND DRIVEWAY
- POPULAR LOCATION
- EPC B



Modern Four-Bedroom Detached Home

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME IS PERFECTLY POSITIONED JUST A SHORT WALK FROM GEDLING COUNTRY PARK, COMBINING MODERN LIVING WITH A FANTASTIC LOCATION. WELL PLACED FOR LOCAL AMENITIES, HIGHLY REGARDED SCHOOLS AND REGULAR BUS ROUTES INTO NOTTINGHAM CITY CENTRE, IT IS AN IDEAL CHOICE FOR FAMILIES AND PROFESSIONALS ALIKE.

STEP INSIDE TO A WELCOMING ENTRANCE HALL WITH A CONVENIENT GROUND FLOOR W/C. THE GENEROUS LIVING ROOM IS A BRIGHT AND INVITING SPACE, WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN, CREATING A SEAMLESS CONNECTION BETWEEN INDOOR AND OUTDOOR LIVING.

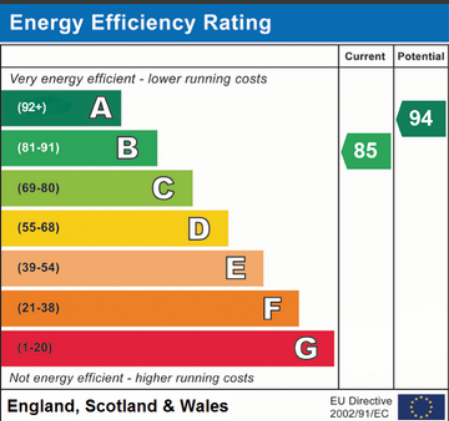
THE IMPRESSIVE DINING KITCHEN IS PERFECT FOR EVERYDAY FAMILY LIFE AND ENTERTAINING, FITTED WITH A COMPREHENSIVE RANGE OF CONTEMPORARY UNITS AND INTEGRATED APPLIANCES INCLUDING A FRIDGE/FREEZER AND DISHWASHER. THERE IS AMPLE SPACE FOR A FAMILY DINING TABLE, WHILE A SEPARATE UTILITY ROOM OFFERS FITTED UNITS, AN INTEGRATED WASHING MACHINE, A USEFUL BUILT-IN STORAGE CUPBOARD, ADDITIONAL WORKSPACE AND DIRECT ACCESS TO THE REAR GARDEN.

TO THE FIRST FLOOR, THE LANDING LEADS TO FOUR WELL-PROPORTIONED BEDROOMS. THE GENEROUS PRINCIPAL BEDROOM BENEFITS FROM AN EN-SUITE SHOWER ROOM, WHILE THE REMAINING BEDROOMS ARE SERVED BY A MODERN FAMILY BATHROOM FITTED WITH A CONTEMPORARY THREE-PIECE SUITE.

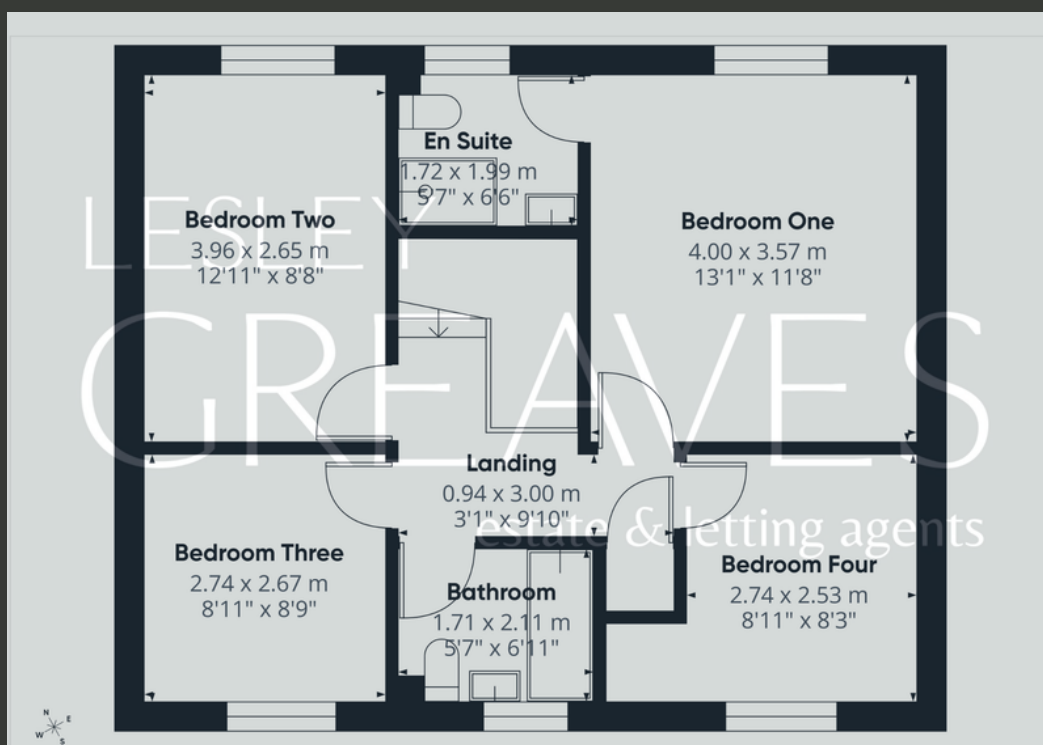
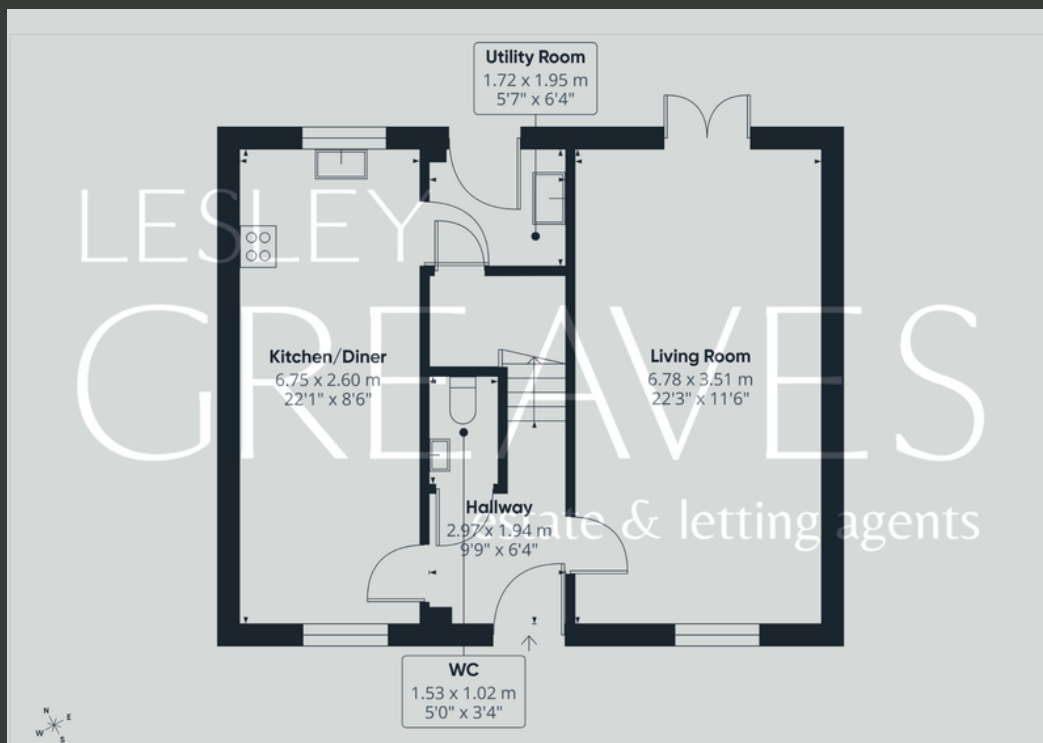
OUTSIDE, THE PROPERTY OCCUPIES A GENEROUS PLOT WITH A DRIVEWAY PROVIDING OFF-ROAD PARKING, LEADING TO A DETACHED GARAGE. THE ENCLOSED REAR GARDEN IS MAINLY LAID TO LAWN WITH A PAVED PATIO, CREATING AN IDEAL SPACE FOR OUTDOOR DINING, ENTERTAINING OR SIMPLY ENJOYING THE WARMER MONTHS.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE, PRESENTATION AND SUPERB LOCATION THIS WONDERFUL FAMILY HOME HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 114 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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