



2 Adel Drive, Gedling - NG4 3NL

Guide Price £325,000



2 Adel Drive

Gedling, Nottingham

Stylish and deceptive semi-detached home offering exceptionally versatile family-sized living! Popular residential location with 3 beds, flexible work/recreation areas and a southerly facing garden!

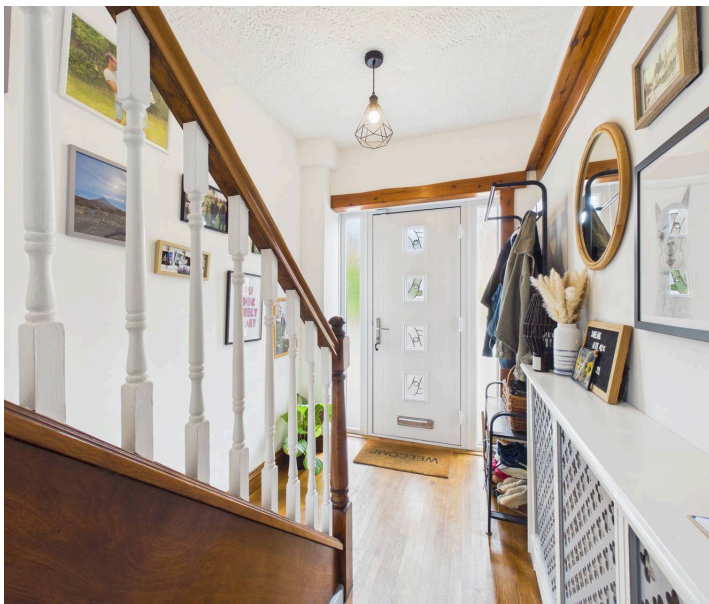
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Stylishly presented and versatile semi-detached home
- Tucked away within a cul-de-sac close to amenities
- Superb bay-fronted lounge with double doors to a separate dining room
- Contemporary fitted kitchen with integrated appliances and feature exposed beams
- Three well-presented bedrooms (including two generous doubles)
- Modern bathroom with a three-piece white suite and vanity storage
- Substantial basement space (currently utilised as a gym with excellent multi-purpose potential)
- Additional garden-level accommodation beneath the garage (currently arranged as a home office with adjoining WC)
- South-westerly facing rear garden with stylish patio, decking area and tiered lawns
- Block-paved driveway, additional gated parking and single garage





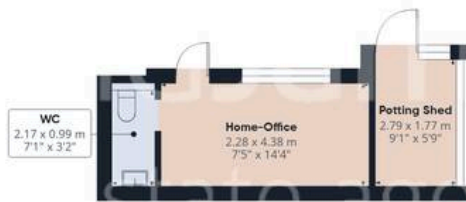




Floor 1 Building 1



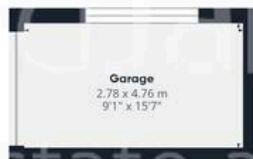
Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Approximate total area⁽¹⁾

131.1 m²

1412 ft²

Reduced headroom

0.4 m²

5 ft²

(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 • 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.