



17b Newton Road, Gedling – NG4 4HL

Guide Price **£260,000**

DavidJames
the estate agent



17b Newton Road

Gedling, Nottingham

Tucked away in an exclusive setting, this three bedroom detached home offers light-filled lounge/dining room, conservatory, enclosed garden, garage & carport all close to schools, shops & bus links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached home tucked away in an exclusive cul-de-sac
- Convenient location close to schools, amenities, bus connections and the stunning Gedling Country Park
- Ideal property for families needing flexible and adaptable living space
- Light-filled lounge/dining room with dual-aspect bay window and patio doors
- Bright conservatory overlooking the enclosed rear garden
- Well-equipped fitted kitchen with integrated cooking appliances
- Three first floor bedrooms (including two double bedrooms)
- Stylish fully tiled bathroom with vanity storage and an electric shower over the bath
- Low-maintenance and enclosed garden with lawn and patio seating space
- Link-detached garage with separate carport providing off-street parking

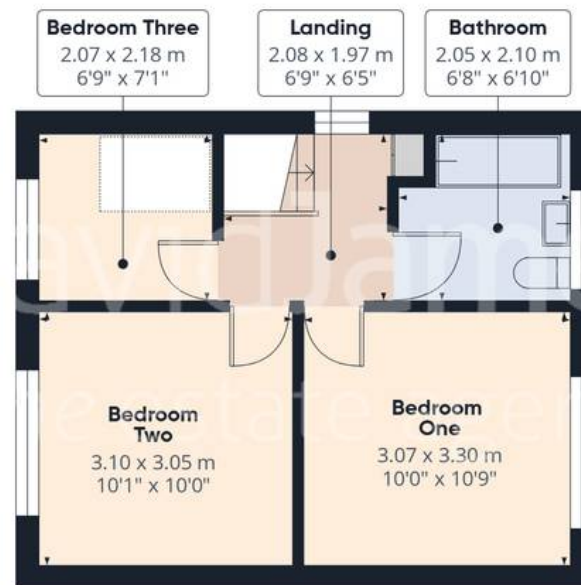








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

73.2 m²

788 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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