



22 Blackthorn Close, Gedling – NG4 4AU  
£450,000



## 22 Blackthorn Close

Gedling, Nottingham

Stylish three-storey detached home in a private cul-de-sac with four bedrooms, open-plan living kitchen, study, family room, balcony, garage with EV charger and driveway, upgraded throughout  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

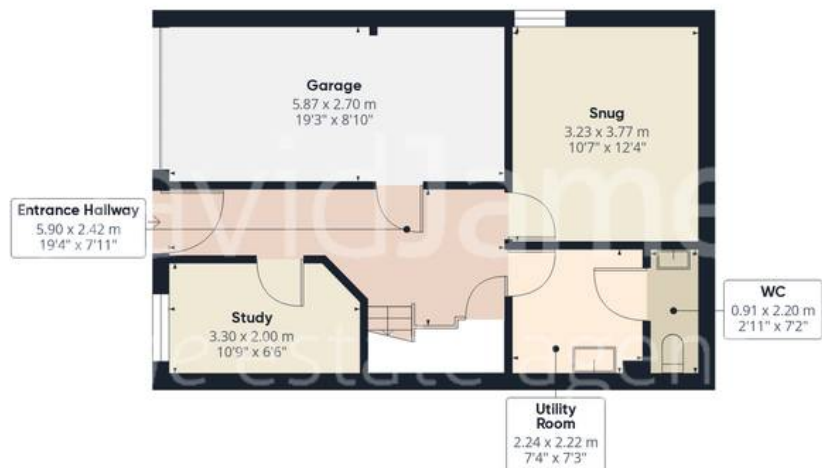
EPC Environmental Impact Rating: C

- Well presented three-storey detached family home
- Quiet and sought-after private cul-de-sac location
- Ground floor includes a study area, ideal for home working, together with a versatile family room or playroom
- Ground floor utility room and adjoining Wc
- Superb open-plan living kitchen, space for dining, relaxing and entertaining and adjoining balcony
- Spacious lounge dining room with feature fireplace and French doors to the rear garden
- Four well-proportioned bedrooms and stylish family bathroom
- Modern En-suite off primary bedroom
- Block-paved driveway and integral garage with EV charging point









Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

163.2 m<sup>2</sup>

1756 ft<sup>2</sup>

Balconies and terraces

4.4 m<sup>2</sup>

47 ft<sup>2</sup>

(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.

GIRAFFE360



## David James Estate Agents

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