



## 53 Newton Road, Gedling – NG4 4HL

Guide Price £240,000

DavidJames  
the estate agent



## 53 Newton Road

Gedling, Nottingham

3 bedroom semi-detached home on a desirable corner plot! Offering a lounge, kitchen with utility, sunroom and modern shower room alongside wraparound gardens and a gated driveway for ample parking!

Council Tax band: B

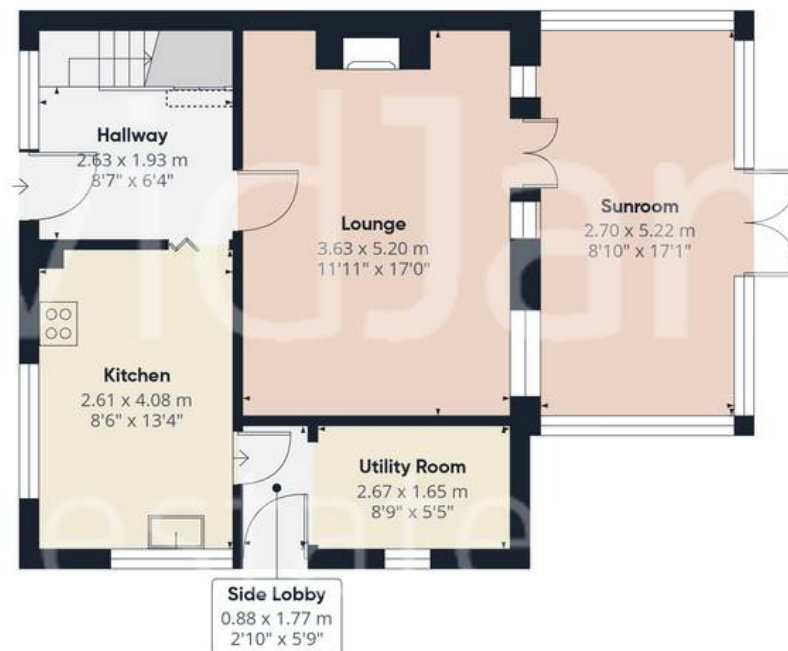
Tenure: Freehold

- Semi-detached family home
- Ideally positioned for access to Gedling's nearby amenities, schools and transport links
- Within easy reach of the stunning Gedling Country Park
- Bright and spacious lounge
- Superb sunroom/conservatory with an insulated roof and French doors
- Fitted kitchen with an included range cooker and separate utility area
- Three first floor bedrooms
- Modern shower room with a three-piece suite (including a walk-in enclosure with rainfall shower)
- Desirable corner plot providing wrap-around established gardens
- Gated driveway providing ample off-street parking









Floor 0



Floor 1

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

98.7 m<sup>2</sup>

1062 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(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

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