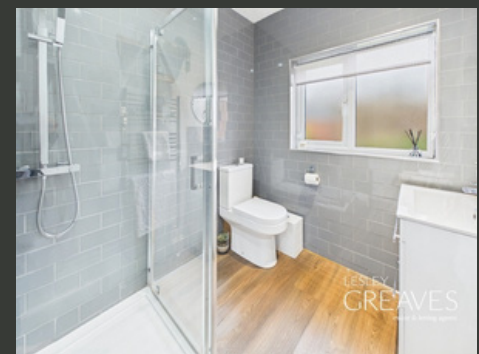




**£225,000-£235,000**

GUIDE PRICE

FLORENCE CRESCENT  
GEDLING



- NO CHAIN
- OPEN PLAN KITCHEN/DINER
- LARGE GARDEN
- DRIVEWAY
- CLOSE TO AMENITIES
- EPC D



## Beautifully Presented Two-Bedroom Home in a Popular Location

THIS TWO-BEDROOM SEMI-DETACHED HOUSE, OFFERED WITH NO UPWARD CHAIN, FEATURES A GENEROUS REAR GARDEN AND IS IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR YOUNG FAMILIES. SITUATED IN A POPULAR LOCATION, THE PROPERTY IS CLOSE TO A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, SCHOOLS AND CONVENIENT COMMUTING LINKS.

THE PROPERTY OPENS INTO A WELCOMING ENTRANCE LEADING THROUGH TO A BRIGHT AND SPACIOUS LIVING ROOM, FINISHED IN CONTEMPORARY NEUTRAL TONES AND BENEFITING FROM EXCELLENT NATURAL LIGHT. THE LIVING SPACE FLOWS EFFORTLESSLY INTO THE MODERN KITCHEN/DINER, WHICH HAS BEEN THOUGHTFULLY DESIGNED TO CREATE A SOCIABLE AND PRACTICAL HUB OF THE HOME.

THE KITCHEN FEATURES INTEGRATED APPLIANCES, AMPLE WORKTOP SPACE AND A BREAKFAST BAR, WITH ADDITIONAL ROOM FOR A DINING TABLE. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS INDOOR-OUTDOOR CONNECTION AND MAKING THE SPACE IDEAL FOR ENTERTAINING.

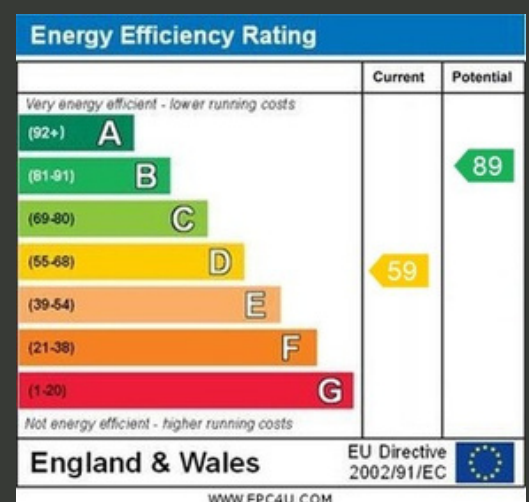
ALSO ACCESSED FROM THE REAR OF THE PROPERTY IS A USEFUL OUTHOUSE, CURRENTLY USED AS A LAUNDRY ROOM, PROVIDING EXCELLENT ADDITIONAL STORAGE WITH POWER AND PLUMBING, ADDING REAL FLEXIBILITY

TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED BEDROOMS, BOTH PRESENTED TO A HIGH STANDARD. THE MAIN BEDROOM OFFERS GENEROUS SPACE, WHILE THE SECOND BEDROOM IS IDEAL AS A GUEST ROOM, HOME OFFICE OR NURSERY. COMPLETING THE ACCOMMODATION IS A CONTEMPORARY BATHROOM FITTED WITH A MODERN SUITE INCLUDING A WALK-IN SHOWER.

EXTERNALLY, THE PROPERTY BOASTS A PRIVATE REAR GARDEN WITH A LAWN AND PATIO SEATING AREA, IDEAL FOR OUTDOOR DINING AND RELAXING. TO THE FRONT THERE IS OFF-ROAD PARKING ON A PAVED DRIVEWAY.

EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY, LAYOUT AND VERSATILITY OF THIS ATTRACTIVE HOME.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 60 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.

## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

sales@lesleygreaves.co.uk