



Priory Crescent,
Gedling, Nottingham
NG4 3LH

£270,000 Freehold



Occupying a peaceful cul-de-sac position and set back from the road, this attractive three-bedroom detached home offers beautifully presented accommodation, a generous corner plot and an excellent setting for family life. With well-regarded schools, everyday amenities and convenient transport links all within easy reach – including two primary schools within walking distance – the property is ideally placed for a range of buyers.

Step inside and a welcoming entrance hall provides access to the ground-floor accommodation, along with useful understairs storage. This area may also offer potential to create a downstairs WC, subject to the required works and permissions. A smart thermostat allows convenient control of the home's central heating while away from the property.

At the front of the house, the spacious lounge provides a comfortable place to unwind, with a bay window drawing in plenty of natural light and a multi-fuel burner creating an attractive focal point. From here, the accommodation flows into a separate dining room, offering ample space for a family dining table and with sliding patio doors opening directly onto the rear garden.

The stylish contemporary kitchen has been thoughtfully designed with an extensive selection of fitted cabinetry and integrated appliances. These include an AEG oven with combination oven above, induction hob and extractor, AEG dishwasher, washer/dryer and fridge/freezer. Further practical touches include an integrated waste bin and an instant boiling and filtered water tap.

To the first floor are three well-proportioned bedrooms. The two larger double bedrooms benefit from bespoke fitted wardrobes, while the third bedroom offers flexibility as a child's bedroom, nursery, dressing room or dedicated home office.

Completing the first-floor accommodation is an impressive four-piece family bathroom, combining modern styling with everyday practicality. The suite includes a freestanding-style bath alongside a separate shower enclosure.

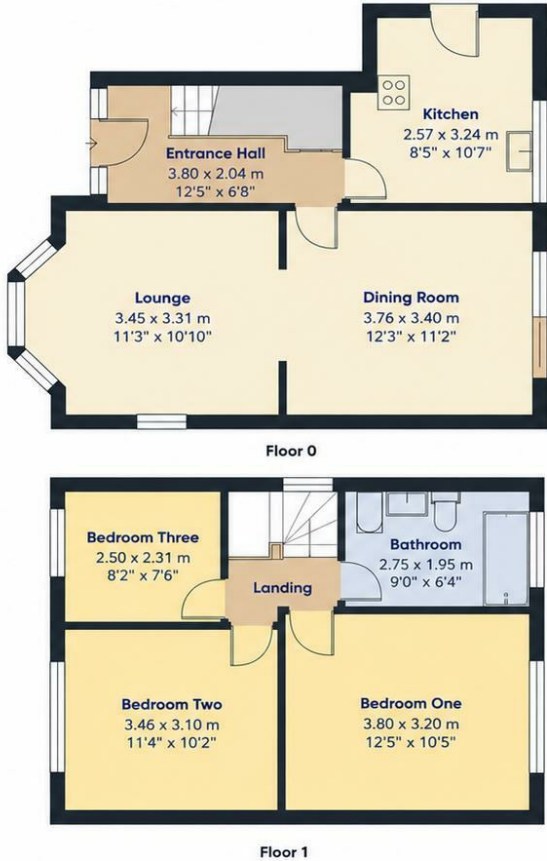
The outside space is another real highlight. Benefiting from its corner plot, the property enjoys a generous rear garden with a substantial patio providing an ideal setting for outdoor dining and entertaining. Beyond is a good-sized lawn complemented by established planting and mature trees, creating an attractive space for both adults and children to enjoy. An external water point is also provided.

Offering an appealing combination of modern interiors, versatile living space and a sought-after residential setting, this is a superb family home that deserves to be viewed.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.