



LESLEY
GREAVES
estate & letting agents



£425,000

GUIDE PRICE

CORBETT CHASE

GEDLING

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN SUITE
- TWO RECEPTION ROOMS
- QUIET CUL DE SAC POSITION
- EPC B



Detached Family Home in a Quiet Cul-de-Sac Position

WELCOME TO THIS IMMACULATELY PRESENTED MODERN DETACHED FAMILY HOME, IDEALLY POSITIONED WITHIN A QUIET CUL-DE-SAC AND ENJOYING A GREATER SENSE OF PRIVACY THANKS TO ITS FAVOURABLE LOCATION WITHIN THE DEVELOPMENT. PERFECTLY SITUATED FOR LOCAL SCHOOLS, EXCELLENT TRANSPORT LINKS AND THE OPEN SPACES OF GEDLING COUNTRY PARK, THIS STYLISH HOME OFFERS GENEROUS AND VERSATILE ACCOMMODATION ACROSS TWO FLOORS.

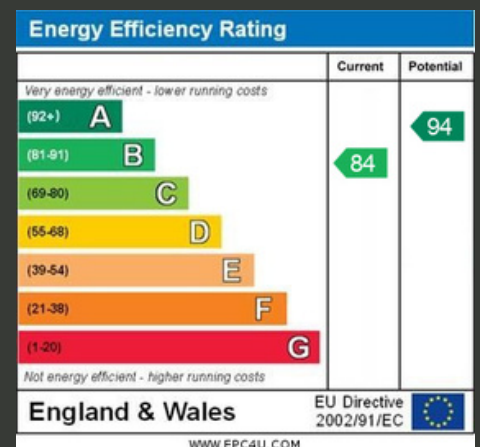
THE WELCOMING HALLWAY PROVIDES ACCESS TO THE LIVING ROOM, KITCHEN/DINER AND GROUND FLOOR WC. THE GENEROUS LIVING ROOM IS BRIGHT AND COMFORTABLE, WITH DOUBLE DOORS OPENING INTO AN IMPRESSIVE REAR EXTENSION CURRENTLY USED AS A DINING ROOM, CREATING AN IDEAL SPACE FOR ENTERTAINING AND FAMILY LIVING. FRENCH DOORS FROM THE DINING ROOM LEAD DIRECTLY TO THE REAR GARDEN, ALLOWING PLENTY OF NATURAL LIGHT AND PROVIDING AN EXCELLENT INDOOR-OUTDOOR FLOW.

THE KITCHEN/DINER IS FITTED WITH A GOOD RANGE OF WALL AND BASE UNITS, ALONG WITH AN INTEGRATED DISHWASHER AND FRIDGE FREEZER AND BENEFITS FROM A SEPARATE LAUNDRY ROOM WITH ADDITIONAL STORAGE.

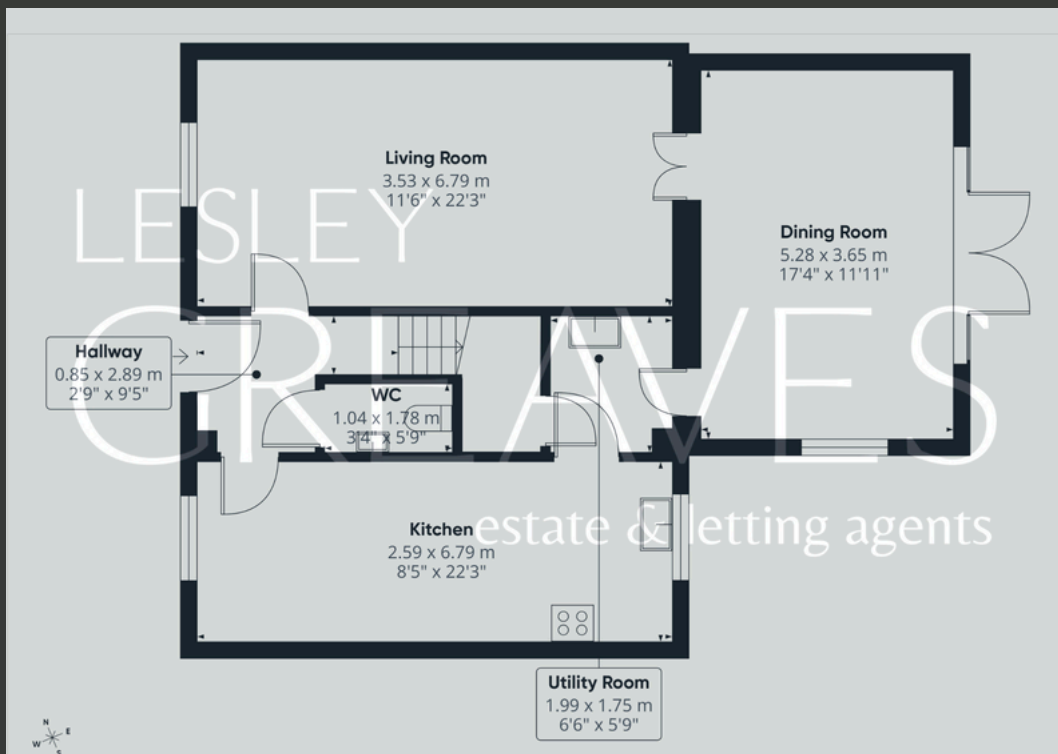
TO THE FIRST FLOOR ARE FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING THE MAIN BEDROOM WITH EN SUITE SHOWER ROOM, ALONG WITH A MODERN FAMILY BATHROOM SERVING THE REMAINING BEDROOMS.

EXTERNALLY, THE PROPERTY ENJOYS A DRIVEWAY LEADING TO THE GARAGE. THE GARAGE HAS BEEN PARTIALLY CONVERTED TO CREATE A USEFUL OFFICE SPACE AT THE REAR, ACCESSED VIA FRENCH DOORS FROM THE GARDEN, WHILE RETAINING VALUABLE STORAGE SPACE TO THE FRONT. THE ENCLOSED REAR GARDEN OFFERS A LAWN AND PATIO AREA, PERFECT FOR OUTDOOR DINING AND RELAXING.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 114 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.

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