



£425,000

GUIDE PRICE

MAPLE DRIVE
GEDLING

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- KITCHEN/DINER
- ELEVATED POSITION
- GARAGE AND DRIVEWAY
- EPC D



Spacious Four Bedroom Detached Home with Stunning Views

THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOME OFFERS DECEPTIVELY SPACIOUS ACCOMMODATION THROUGHOUT AND IS THE PERFECT PURCHASE FOR ANY BUYER LOOKING TO MOVE STRAIGHT IN. OCCUPYING AN ELEVATED POSITION IN A HIGHLY SOUGHT-AFTER LOCATION, THE PROPERTY ENJOYS PEACEFUL SURROUNDINGS WITH ATTRACTIVE OPEN FIELD VIEWS TO THE FRONT, WHILST REMAINING WITHIN EASY REACH OF LOCAL SHOPS, EXCELLENT SCHOOLS, TRANSPORT LINKS AND THE EVER-POPULAR GEDLING COUNTRY PARK.

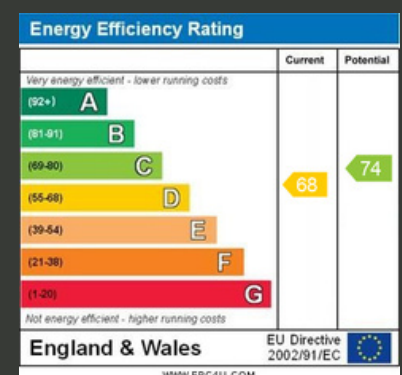
THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALLWAY LEADING INTO A BRIGHT AND SPACIOUS LIVING ROOM, ENHANCED BY A FEATURE FIREPLACE AND A LARGE PICTURE WINDOW FRAMING THE DELIGHTFUL COUNTRYSIDE OUTLOOK. TO THE REAR, THE IMPRESSIVE OPEN-PLAN KITCHEN DINER PROVIDES A FANTASTIC SPACE FOR EVERYDAY FAMILY LIFE AND ENTERTAINING, FEATURING A RANGE OF FITTED UNITS, INTEGRATED APPLIANCES INCLUDING AN UNDER-COUNTER FRIDGE, UNDER-COUNTER FREEZER AND WASHING MACHINE, AMPLE SPACE FOR DINING AND DIRECT ACCESS TO THE BEAUTIFULLY LANDSCAPED REAR GARDEN. A USEFUL GROUND FLOOR WC ADDS CONVENIENCE, WHILE A VERSATILE FOURTH BEDROOM OFFERS FLEXIBILITY AS A HOME OFFICE, GUEST BEDROOM OR PLAYROOM TO SUIT A VARIETY OF LIFESTYLES.

TO THE FIRST FLOOR ARE THREE GENEROUSLY PROPORTIONED DOUBLE BEDROOMS, ALL ENJOYING EXCELLENT NATURAL LIGHT. THESE ARE SERVED BY A CONTEMPORARY FAMILY BATHROOM FEATURING BOTH A BATH AND SEPARATE SHOWER ENCLOSURE, COMPLEMENTED BY A SEPARATE WC.

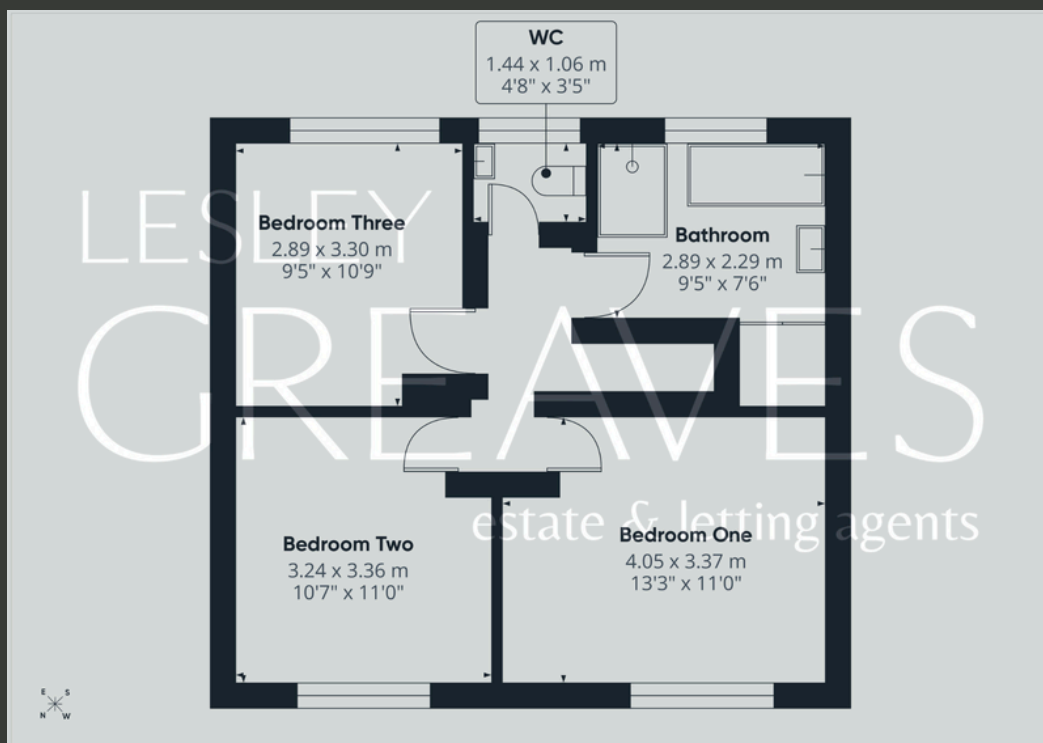
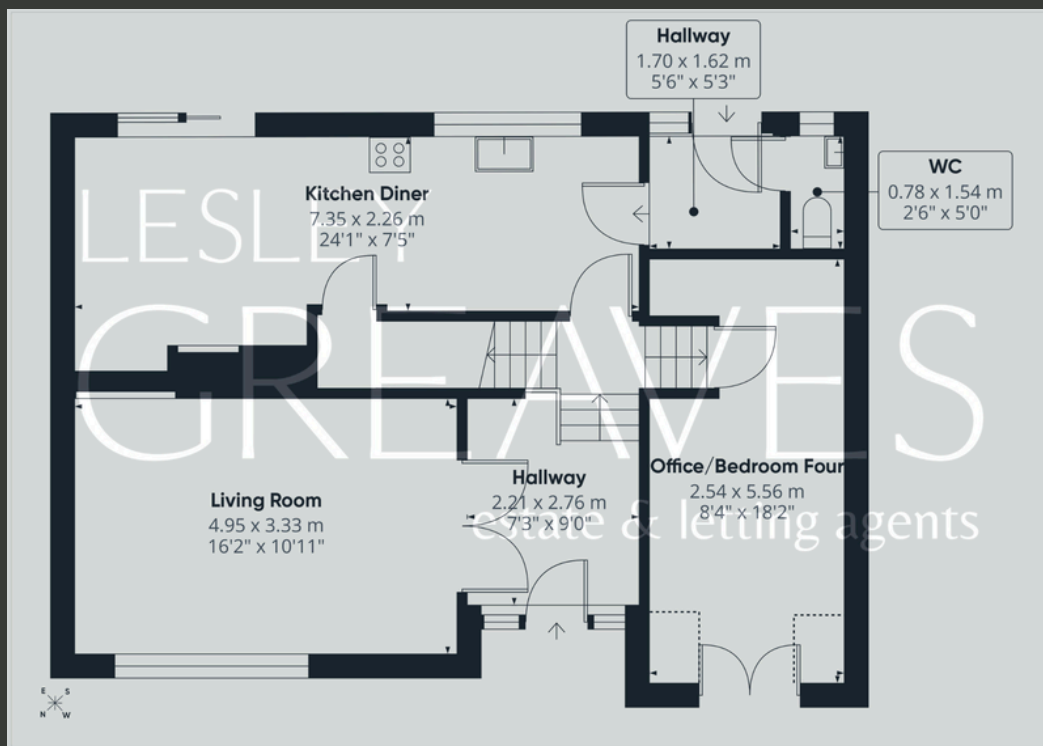
EXTERNALLY, THE HOME CONTINUES TO IMPRESS. TO THE FRONT IS A LAWNED GARDEN, DRIVEWAY PROVIDING OFF-ROAD PARKING AND ACCESS TO THE INTEGRAL GARAGE, ALONG WITH ATTRACTIVE OPEN VIEWS ACROSS NEIGHBOURING FIELDS. THE REAR GARDEN HAS BEEN THOUGHTFULLY LANDSCAPED TO CREATE A STUNNING OUTDOOR RETREAT, FEATURING A LARGE PATIO SEATING AREA, MATURE PLANTING AND WELL-STOCKED BORDERS. IT PROVIDES THE PERFECT SETTING FOR RELAXING, ENTERTAINING AND OUTDOOR FAMILY LIVING.

A WONDERFUL FAMILY HOME COMBINING SPACIOUS ACCOMMODATION, VERSATILE LIVING SPACE, INTEGRAL GARAGE, BEAUTIFULLY LANDSCAPED GARDENS AND ENVIABLE OPEN VIEWS EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 107 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 9877337

Sales@lesleygreaves.co.uk