



 4
Bedrooms

 2
Bathrooms



Guide Price £348,000 - £358,000

A modern four-bedroom detached home in the highly sought-after area of Gedling, offering excellent access to Nottingham, local amenities, and well-regarded schools.

The property features a bright open-plan kitchen/dining area, a spacious rear living room overlooking a private garden, and a downstairs W/C. Upstairs offers four well-proportioned bedrooms, including a master with en-suite, and a modern family bathroom. Externally, there is a driveway, garage, and a low-maintenance rear garden with patio, artificial lawn, and pergola—ideal for outdoor living. EPC rating B.

Guide Price £348,000 – £358,000

A beautifully presented four-bedroom detached family home, located in the highly sought-after area of Gedling, just southeast of Nottingham. Offering an ideal balance of peaceful surroundings and excellent access to local amenities and transport links, this property is perfectly suited for modern family living.

Gedling is renowned for its strong community feel, highly regarded local schools, and the popular Gedling Country Park—making it a consistently desirable location for families.

Upon entering, you are welcomed by a bright and spacious open-plan kitchen/dining area, thoughtfully designed with ample storage—perfect for both everyday living and entertaining. To the rear, a generous living room overlooks the beautifully maintained private garden, creating a relaxing and inviting space. The ground floor also benefits from a convenient downstairs W/C.

Upstairs, the property offers four well-proportioned bedrooms, including a stylish principal bedroom with en-suite. A modern three-piece family bathroom serves the remaining bedrooms. Additional storage is provided via a partially boarded loft with ladder access.

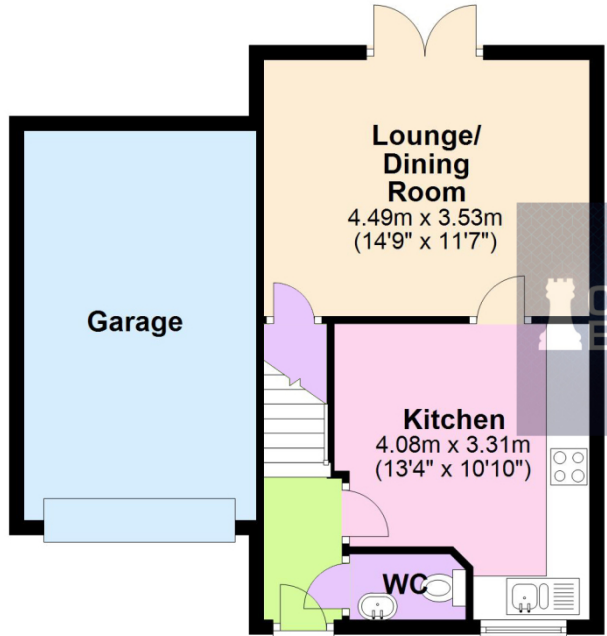
Externally, the home continues to impress with a driveway and garage featuring an electric roller door, offering off-street parking for multiple vehicles. The rear garden is a standout feature—low-maintenance and thoughtfully designed with a tiled patio, artificial lawn, and pergola, ideal for outdoor dining and entertaining.

Further benefits include an EPC rating of B, ensuring excellent energy efficiency.

This exceptional home must be viewed to be fully appreciated. Contact us today to arrange your viewing.

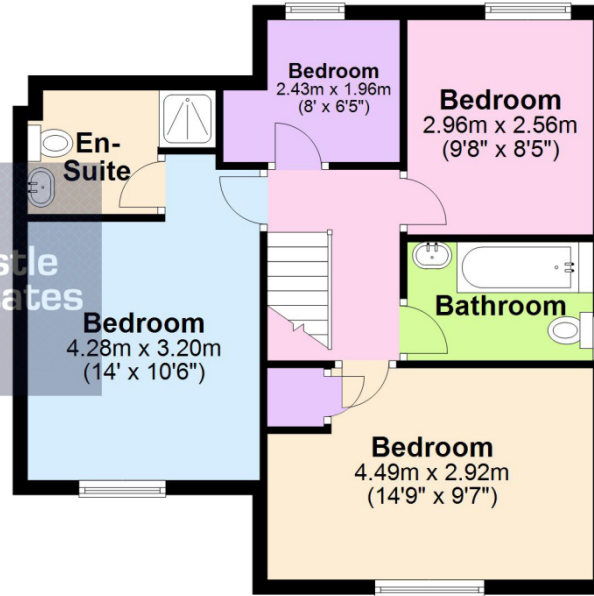
Ground Floor

Approx. 52.3 sq. metres (563.0 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



Total area: approx. 104.5 sq. metres (1125.3 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Pool Avenue, Gedling, NG4 4ND

