



**£340,000-£350,000**

GUIDE PRICE

SALTFORD CLOSE  
GEDLING

- DETACHED
- FOUR BEDROOMS
- KITCHEN/DINER
- DOWNSTAIRS WC
- DRIVEWAY
- POPULAR LOCATION
- EPC C



## Four-Bedroom Detached Home Tucked Away in a Quiet Cul-de-Sac

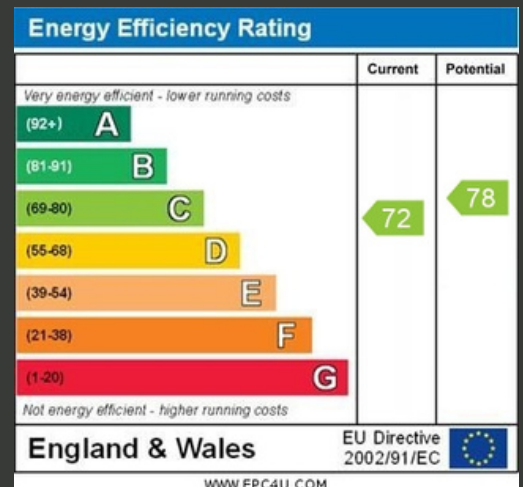
WE ARE DELIGHTED TO BRING TO THE MARKET THIS FOUR-BEDROOM DETACHED HOME, TUCKED AWAY WITHIN A PEACEFUL CUL-DE-SAC IN A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA. THE PROPERTY IS IDEALLY POSITIONED CLOSE TO EXCELLENT SCHOOLS, A RANGE OF LOCAL AMENITIES, GEDLING COUNTRY PARK AND REGULAR BUS SERVICES PROVIDING EASY ACCESS TO THE CITY CENTRE.

UPON ENTERING, YOU ARE GREETED BY A WELCOMING ENTRANCE HALL LEADING TO A CONVENIENT CLOAKROOM/WC. THE HEART OF THE HOME IS THIS SUPERB OPEN-PLAN KITCHEN AND DINING SPACE, THOUGHTFULLY DESIGNED FOR MODERN FAMILY LIVING AND ENTERTAINING. THE CONTEMPORARY FITTED KITCHEN BOASTS SLEEK HIGH-GLOSS UNITS, GENEROUS WORKTOP SPACE AND A CENTRAL ISLAND WITH BREAKFAST BAR SEATING. THE DINING AREA BENEFITS FROM FRENCH DOORS WHICH FLOOD THE ROOM WITH NATURAL LIGHT AND PROVIDE DIRECT ACCESS TO THE REAR GARDEN. THE LIVING ROOM IS A GENEROUSLY SIZED AND WELCOMING SPACE, FEATURING A LARGE FRONT-FACING WINDOW THAT ALLOWS PLENTY OF NATURAL LIGHT TO FILL THE ROOM.

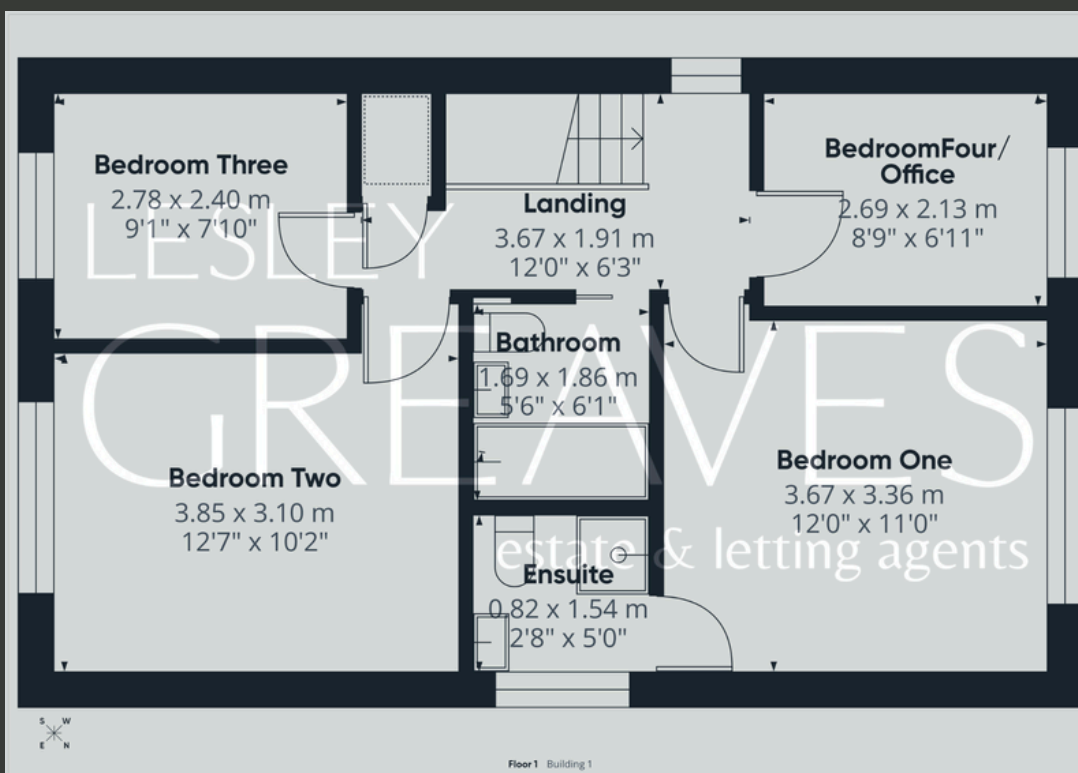
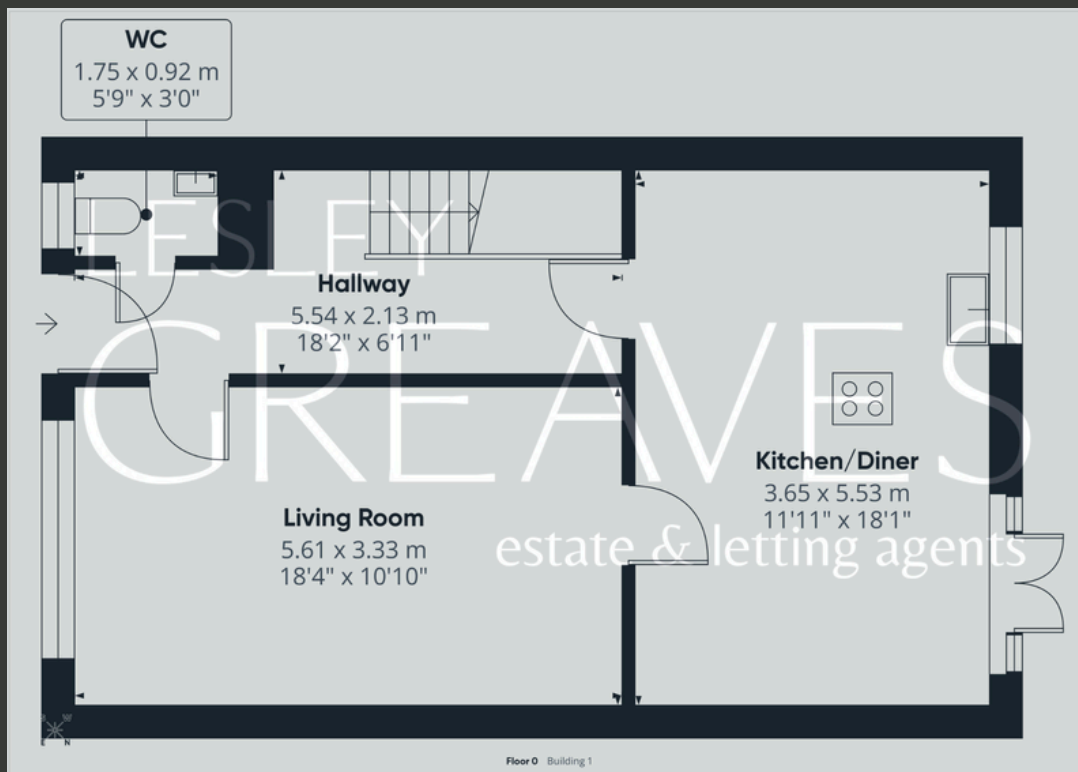
UPSTAIRS, THE FIRST FLOOR THE MAIN BEDROOM IS A SPACIOUS DOUBLE ROOM WITH FITTED WARDROBES AND BENEFITS OF A MODERN EN-SUITE SHOWER ROOM. THERE ARE THREE FURTHER WELL-PROPORTIONED BEDROOMS, WITH BEDROOM FOUR CURRENTLY USED AS A HOME OFFICE, OFFERING FLEXIBILITY TO SUIT A RANGE OF NEEDS. A FAMILY BATHROOM FITTED WITH A MODERN SUITE SERVES THE REMAINING BEDROOMS.

THE REAR GARDEN FEATURES A RAISED DECKED SEATING AREA, PROVIDING AN EXCELLENT SPACE FOR OUTDOOR DINING AND ENTERTAINING. THE FORMER GARAGE HAS BEEN CONVERTED TO CREATE A VERSATILE HOME OFFICE TO THE FRONT, IDEAL FOR REMOTE WORKING OR A HOBBY SPACE, WITH A SEPARATE STORAGE AREA RETAINED TO THE REAR. A DRIVEWAY PROVIDES OFF-ROAD PARKING AND ACCESS TO THE CONVERTED GARAGE.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 104 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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