



## 2 Tennyson Grange, Gedling - NG4 3LR

Guide Price £425,000





## 2 Tennyson Grange

Gedling, Nottingham

Superb 4 double bed detached family home on a quiet private road! Lounge, home office, superb open plan dining kitchen and a wonderful enclosed garden plus both drive and garage parking. A must-view!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

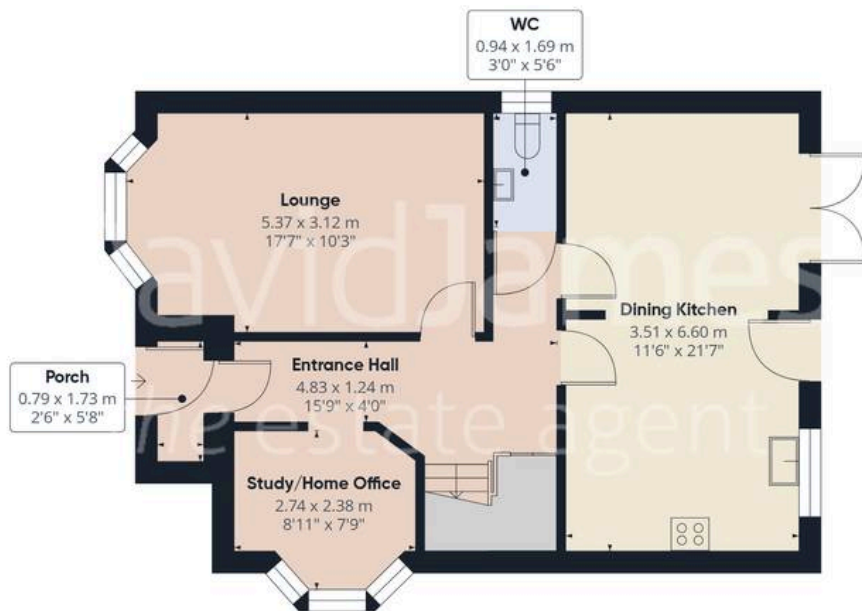
EPC Environmental Impact Rating: B

- Well-presented detached family home on a quiet private road
- A short walk from Gedling's local amenities and within easy reach of schools, buses and the stunning Gedling Country Park
- Welcoming hallway with a versatile home office/study and convenient cloakroom/WC
- Bright and spacious lounge with a feature gas fire and bay window
- Superb open plan dining kitchen with a full range of integrated appliances
- Four first floor double bedrooms (main bedroom with a private en-suite)
- Family bathroom with a three-piece modern white suite
- Large solar panel array with an inverter and two batteries for energy efficiency
- Fantastic, private and enclosed rear garden with patio seating space, lawn and established planting
- Driveway and garage with power, lighting and side pedestrian access









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

130.3 m<sup>2</sup>

1402 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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