





£425,000

OFFERS OVER

ASHMORE CLOSE
GEDLING



- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN SUITE TO MAIN BEDROOM
- IMPRESSIVE KITCHEN/DINER
- CUL-DE-SAC POSITION
- EPC B





Spacious Four-Bedroom Detached Family Home On A Generous Plot

THIS FOUR-BEDROOM DETACHED FAMILY HOME OCCUPIES ONE OF THE LARGEST PLOTS ON THE DEVELOPMENT, OFFERING BEAUTIFULLY PRESENTED AND SPACIOUS ACCOMMODATION, A GENEROUS REAR GARDEN AND A DETACHED DOUBLE GARAGE.

SITUATED IN A QUIET CUL-DE-SAC, JUST A STONE'S THROW FROM GEDLING COUNTRY PARK, THE PROPERTY IS CONVENIENTLY LOCATED FOR LOCAL SCHOOLS AND EXCELLENT TRANSPORT LINKS, MAKING IT AN IDEAL CHOICE FOR FAMILIES.

UPON ENTERING, A WELCOMING HALLWAY PROVIDES ACCESS TO THE GROUND-FLOOR ACCOMMODATION AND STAIRS TO THE FIRST FLOOR. THE SPACIOUS LIVING ROOM BENEFITS FROM A LARGE WINDOW ALLOWING PLENTY OF NATURAL LIGHT, WHILE A SEPARATE RECEPTION ROOM, CURRENTLY USED AS A PLAYROOM, OFFERS VERSATILITY AS A HOME OFFICE.

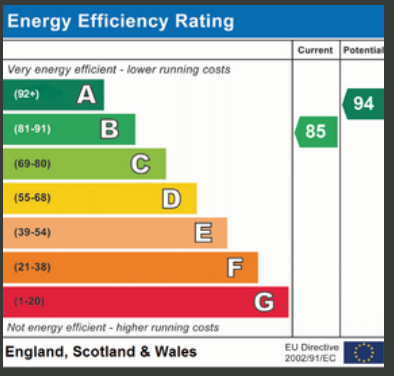
THE IMPRESSIVE KITCHEN/DINER IS THE HEART OF THE HOME, FEATURING CONTEMPORARY WALL AND BASE UNITS, COMPLEMENTARY WOOD-EFFECT WORKTOPS AND SPACE FOR APPLIANCES. THERE IS AMPLE ROOM FOR A FAMILY DINING TABLE, A USEFUL BUILT-IN STORAGE CUPBOARD AND FRENCH DOORS OPENING DIRECTLY ONTO THE REAR GARDEN. A SEPARATE UTILITY ROOM PROVIDES ADDITIONAL STORAGE AND LAUNDRY FACILITIES, WITH ACCESS TO THE GARDEN AND THE CONVENIENCE OF A GROUND-FLOOR WC.

TO THE FIRST FLOOR ARE FOUR GENEROUSLY PROPORTIONED DOUBLE BEDROOMS, INCLUDING A MAIN BEDROOM WITH AN EN-SUITE SHOWER ROOM. A MODERN FAMILY BATHROOM, FITTED WITH A FOUR-PIECE SUITE INCLUDING A SEPARATE BATH AND SHOWER ENCLOSURE, COMPLETES THE ACCOMMODATION.

EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS DRIVEWAY PROVIDING AMPLE OFF-STREET PARKING AND ACCESS TO A DETACHED DOUBLE GARAGE, OFFERING ADDITIONAL STORAGE OR SECURE PARKING.

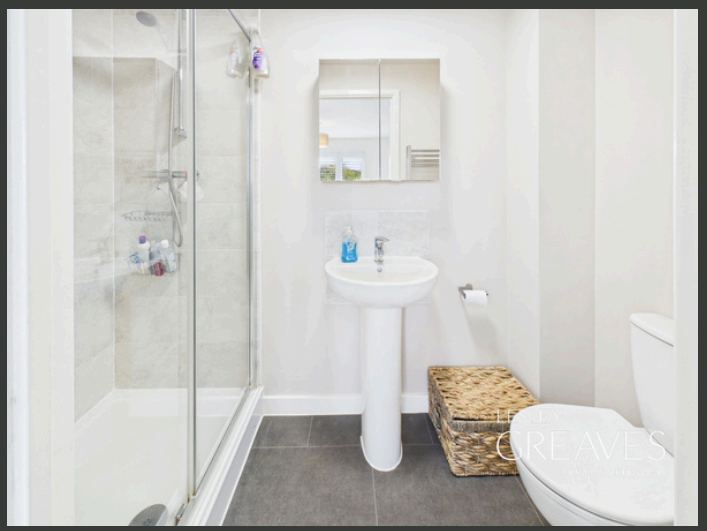
THE GENEROUSLY SIZED REAR GARDEN IS PREDOMINANTLY LAID TO LAWN, PROVIDING PLENTY OF SPACE FOR CHILDREN TO PLAY AND FAMILIES TO ENJOY. A SPACIOUS PAVED PATIO IS IDEAL FOR OUTDOOR DINING AND ENTERTAINING, WHILE A SEPARATE GRAVELLED SEATING AREA OFFERS AN ADDITIONAL SPACE TO RELAX DURING THE WARMER MONTHS.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 127 SQ METERS




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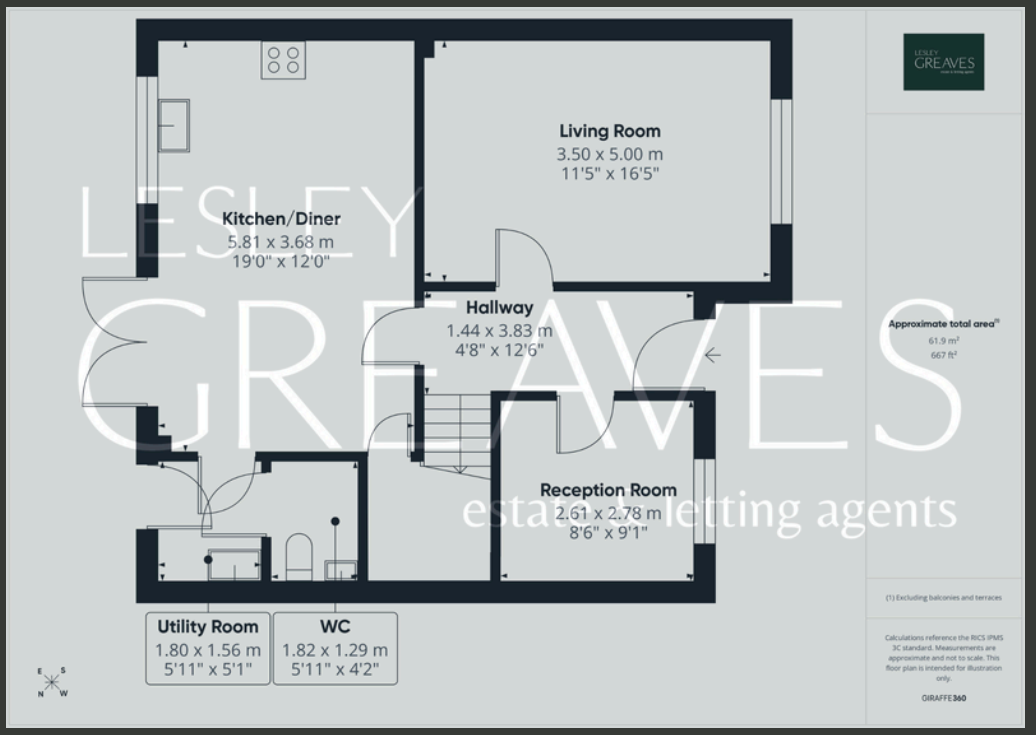

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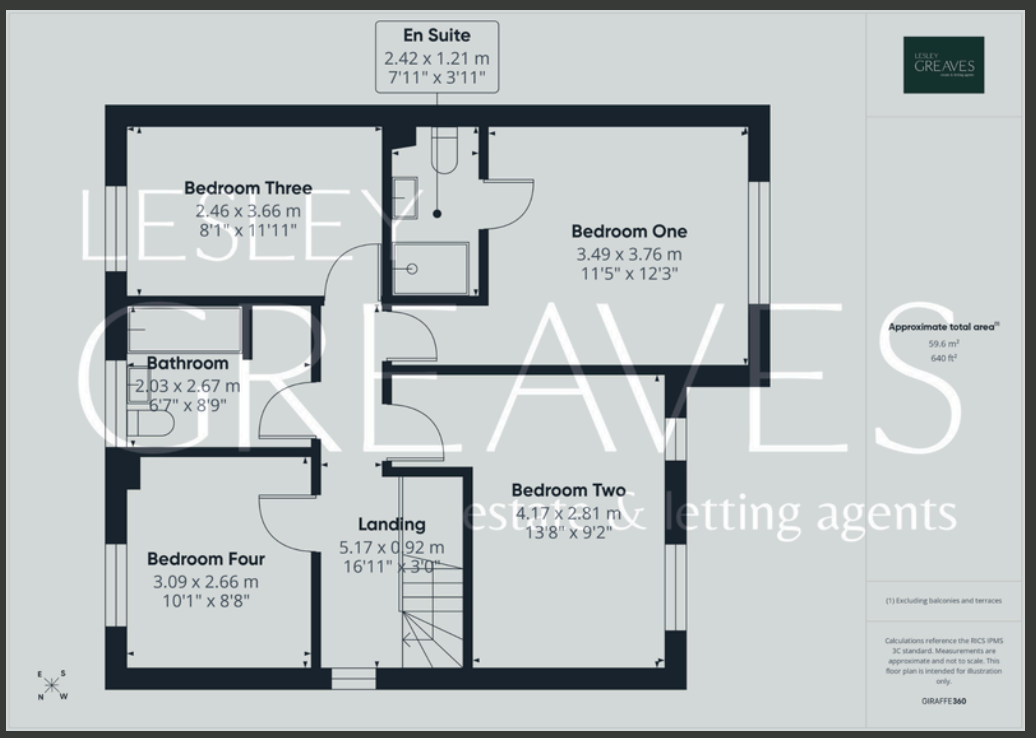

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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and 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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