

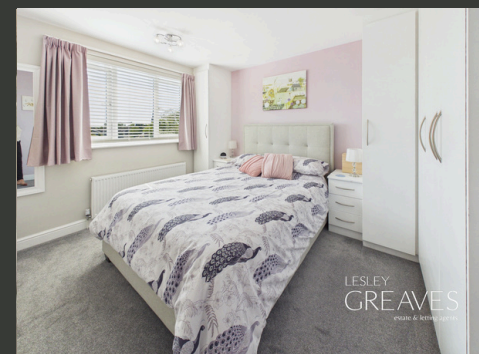


# £385,000

GUIDE PRICE

AXFORD CLOSE  
GEDLING

- FOUR BEDROOMS
- MODERN KITCHEN
- CONSERVATORY
- GARAGE
- PRIVATE ENCLOSED GARDEN
- EPC C



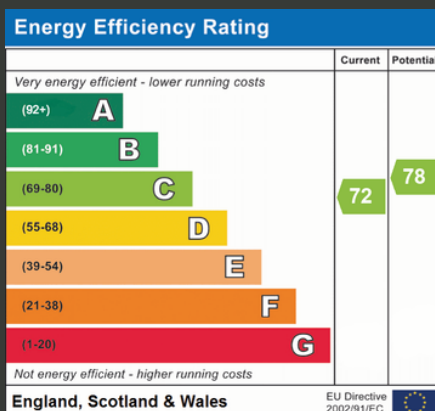
# Four Bedroom Detached Family Home

THIS IMMACULATELY PRESENTED DETACHED FOUR-BEDROOM HOME IN THE HIGHLY DESIRABLE VILLAGE OF GEDLING OFFERS GENEROUS AND VERSATILE ACCOMMODATION, PERFECT FOR MODERN FAMILY LIVING. THE WELCOMING ENTRANCE HALL SETS THE TONE, LEADING THROUGH TO A STYLISH, CONTEMPORARY KITCHEN FEATURING SLEEK CABINETS, AMPLE WORKTOP SPACE, AND INTEGRATED APPLIANCES, IDEAL FOR BOTH EVERYDAY USE AND ENTERTAINING. THE SPACIOUS LIVING ROOM IS BRIGHT AND INVITING, WITH A COSY YET OPEN FEEL, FLOWING SEAMLESSLY INTO A DELIGHTFUL CONSERVATORY THAT OVERLOOKS THE REAR GARDEN AND PROVIDES AN ADDITIONAL RECEPTION AREA FILLED WITH NATURAL LIGHT.

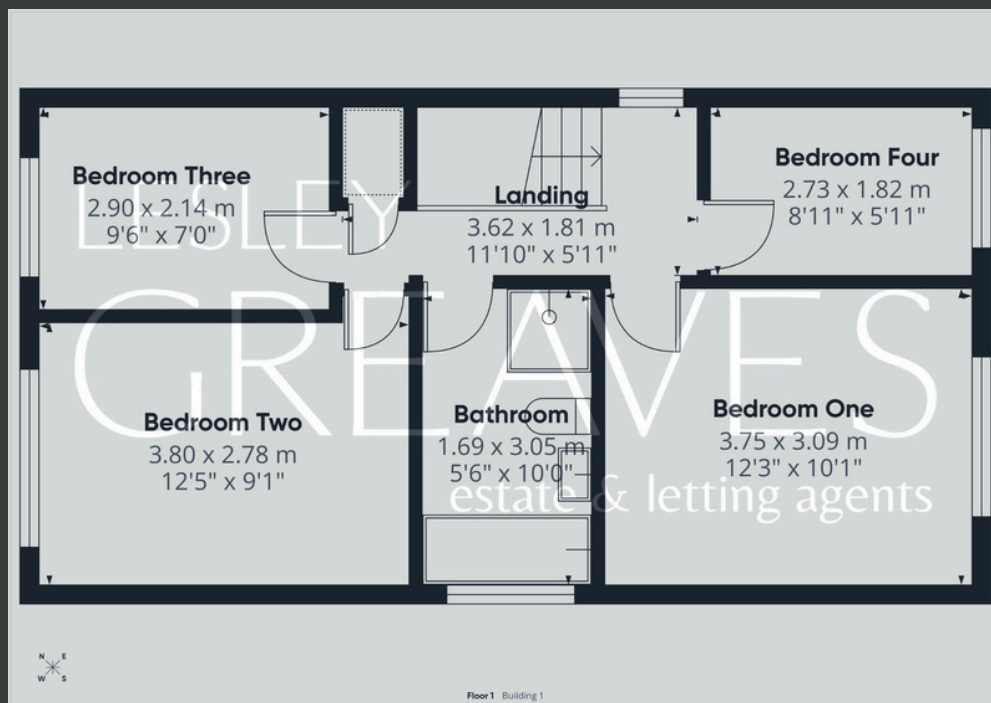
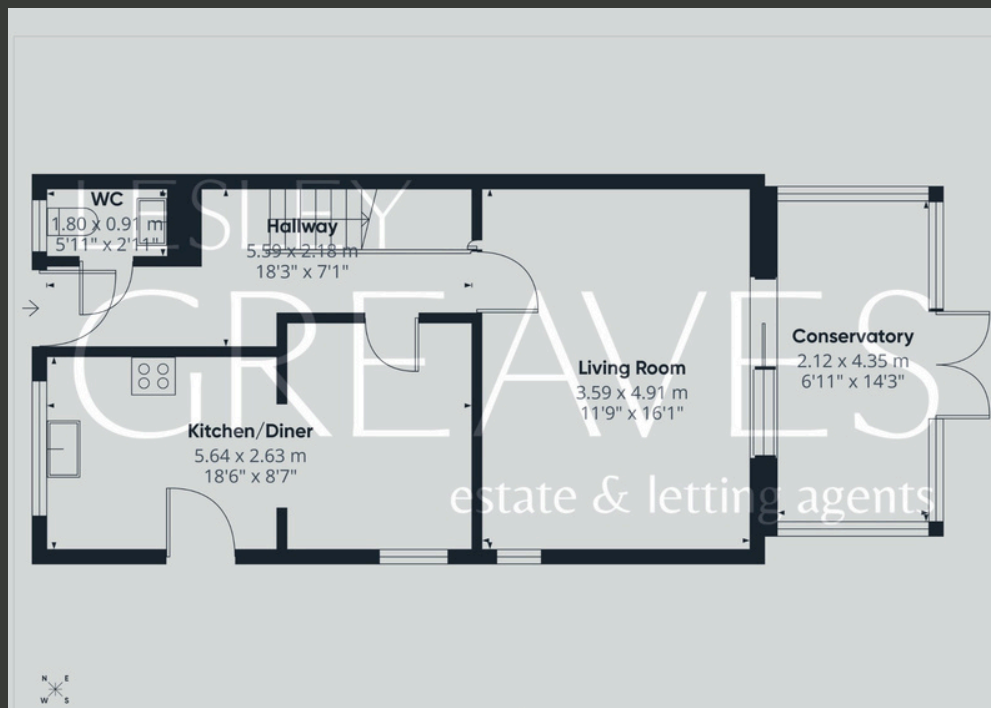
UPSTAIRS, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A COMFORTABLE PRINCIPAL BEDROOM, ALL TASTEFULLY DECORATED AND OFFERING FLEXIBILITY FOR FAMILIES, GUESTS, OR HOME OFFICE SPACE. A MODERN FAMILY BATHROOM COMPLETES THE FIRST FLOOR.

EXTERNALLY, THE HOME BENEFITS FROM A WELL-MAINTAINED REAR GARDEN WITH A PATIO SEATING AREA, PERFECT FOR RELAXING OR HOSTING GATHERINGS. THERE IS ALSO A DETACHED GARAGE AND DRIVEWAY PROVIDING OFF-ROAD PARKING. SITUATED CLOSE TO LOCAL SCHOOLS, AMENITIES, AND EXCELLENT TRANSPORT LINKS, THIS PROPERTY COMBINES CONVENIENCE WITH A PEACEFUL VILLAGE SETTING, MAKING IT AN IDEAL LONG-TERM FAMILY HOME.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 93 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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