



78 Main Road, Gedling – NG4 3HG

Guide Price **£425,000**

DavidJames
the estate agent



78 Main Road

Gedling, Nottingham

GUIDE PRICE £425,000-£475,000 Charming and extended 3 double bed detached period home in the sought-after Gedling Village! Superb kitchen, large living space and an impressive main bedroom suite!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully-presented and extended detached period home
- Highly sought after Gedling Village location with excellent nearby amenities, popular schools and transport links
- Superb contemporary kitchen with a feature island breakfast bar
- Generous open-plan lounge/dining room with a feature log burning stove
- Convenient ground floor home office and utility/laundry room with WC
- Three well-proportioned first floor double bedrooms
- Main bedroom with a private dressing room and four-piece en-suite with Jacuzzi-style bath
- Four-piece family bathroom with a rolled-top bath and separate shower enclosure
- Desirable corner plot position offering lawned side gardens and a fantastic rear courtyard
- Garage with electric door providing off-street parking







Floor 0

Approximate total area⁽¹⁾

166.5 m²

1793 ft²

Reduced headroom

3.6 m²

39 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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