



£220,000

WITHNALL CLOSE
GEDLING

- MODERN OPEN PLAN
- SPACIOUS DOUBLE BEDROOM
- INTEGRAL GARAGE
- STYLISH CONTEMPORARY FINISH
- LOW MAINTENANCE LIVING
- GEDLING VILLAGE
- EPC B



Modern Living In Gedling Village

THIS MODERN TWO-BEDROOM COACH HOUSE IN GEDLING VILLAGE OFFERS STYLISH, LOW-MAINTENANCE LIVING IN A POPULAR RESIDENTIAL LOCATION CLOSE TO NOTTINGHAM.

FINISHED TO A HIGH STANDARD THROUGHOUT, THE PROPERTY FEATURES A BRIGHT AND SPACIOUS OPEN-PLAN LIVING AND DINING AREA WITH NEUTRAL DÉCOR, SOFT CARPETING, AND PLENTY OF NATURAL LIGHT, CREATING A WELCOMING AND CONTEMPORARY ATMOSPHERE.

THE SEPARATE FITTED KITCHEN INCLUDES MODERN WHITE CABINETS, WOOD-EFFECT WORKTOPS, INTEGRATED COOKING APPLIANCES, AND ATTRACTIVE SUBWAY-STYLE TILING.

BOTH BEDROOMS ARE WELL PROPORTIONED, WITH THE MAIN BEDROOM COMFORTABLY ACCOMMODATING A DOUBLE BED AND ADDITIONAL FURNITURE, WHILE THE SECOND BEDROOM WOULD WORK EQUALLY WELL AS A BEDROOM, NURSERY OR HOME OFFICE.

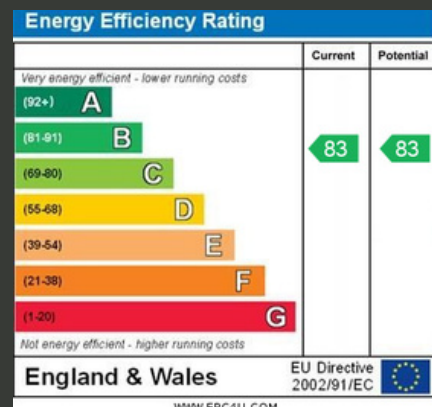
THE BATHROOM IS SLEEK AND MODERN, FITTED WITH A FULL-SIZED BATH AND OVERHEAD SHOWER, CONTEMPORARY TILING, AND QUALITY FIXTURES.

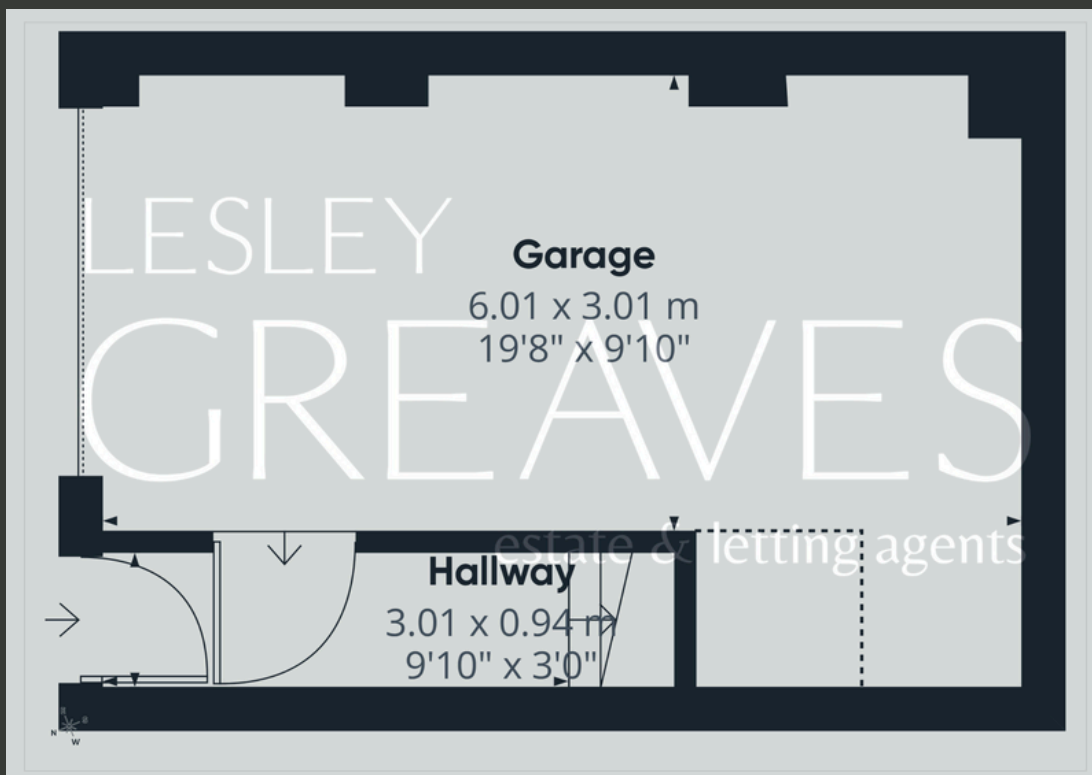
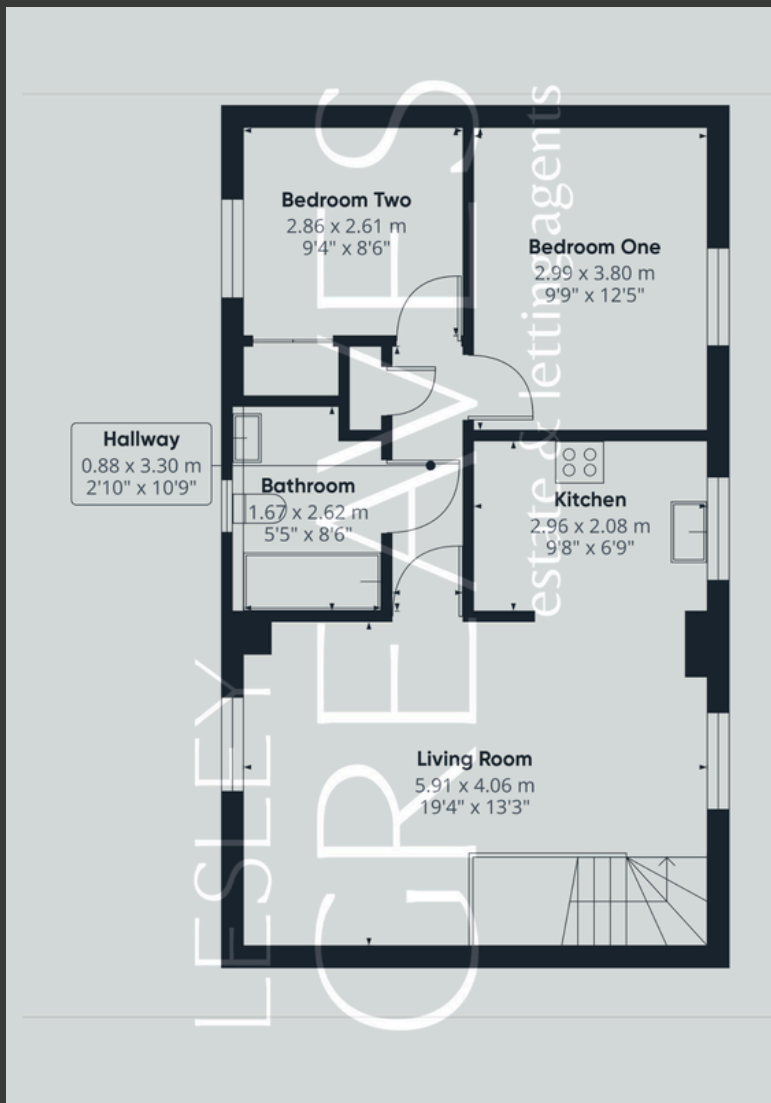
EXTERNALLY, THE PROPERTY BENEFITS FROM A PRIVATE ENTRANCE, INTEGRAL GARAGE, DRIVEWAY PARKING, AND A SMALL ENCLOSED OUTDOOR SEATING AREA, IDEAL FOR RELAXING WITH MINIMAL UPKEEP.

SITUATED WITHIN A NEWER DEVELOPMENT, THE HOME IS CONVENIENTLY LOCATED FOR LOCAL AMENITIES, TRANSPORT LINKS, SCHOOLS, AND NEARBY GREEN SPACES INCLUDING GEDLING COUNTRY PARK. THIS PROPERTY WOULD MAKE AN EXCELLENT PURCHASE FOR FIRST-TIME BUYERS, PROFESSIONALS, DOWNSIZERS, OR INVESTORS SEEKING A WELL-PRESENTED HOME IN A DESIRABLE AND CONVENIENT SETTING.

EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 66 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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