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DavidJames
the estate agent

Gedling Grove, Nottingham, NG7 4DU

£1,800 Per Month

About This Property

Welcome to this beautifully presented, refurbished semi-detached home. Effortlessly combining character charm with modern finishes, this property is conveniently positioned just a short walk from Nottingham City Centre and frequent transport links whilst providing generous and versatile living accommodation.

The main door opens into an impressive entrance hall that immediately sets the tone for this superb home. To the left, a grand lounge showcases elegant high ceilings with detailed coving, a decorative ceiling rose and large windows that fill the room with natural light, enhancing the fresh neutral décor and soft grey carpeting. Beyond the lounge is a versatile second reception room.

A further dining room flows effortlessly to the newly fitted kitchen, which boasts a generous range of gloss-finish units with a new range of new integrated appliances. French doors open directly onto the rear garden.

The ground floor also incorporates a refitted shower room with a three-piece suite comprising a walk-in cubicle, WC and washbasin plus a chrome-finish heated towel rail.

The first floor includes three bedrooms alongside a stylish four-piece bathroom (with both a bath and separate shower cubicle with twin-head shower) plus an additional WC for convenience. The top floor hosts two further bedrooms and a dressing area which in turn gives access to a contemporary three-piece shower room, complete with twin shower heads to the open cubicle and sleek marble-effect tiling.

Externally, the property enjoys a low-maintenance rear garden featuring a patio area and artificial lawn. To the front, there is a driveway providing off-street parking and a small garden area, with additional permit parking available on the street.

The property also benefits from a large cellar, accessed via the hallway and divided into three sections with lighting and good ceiling height.

TENANCY DETAILS

Available From: NOW

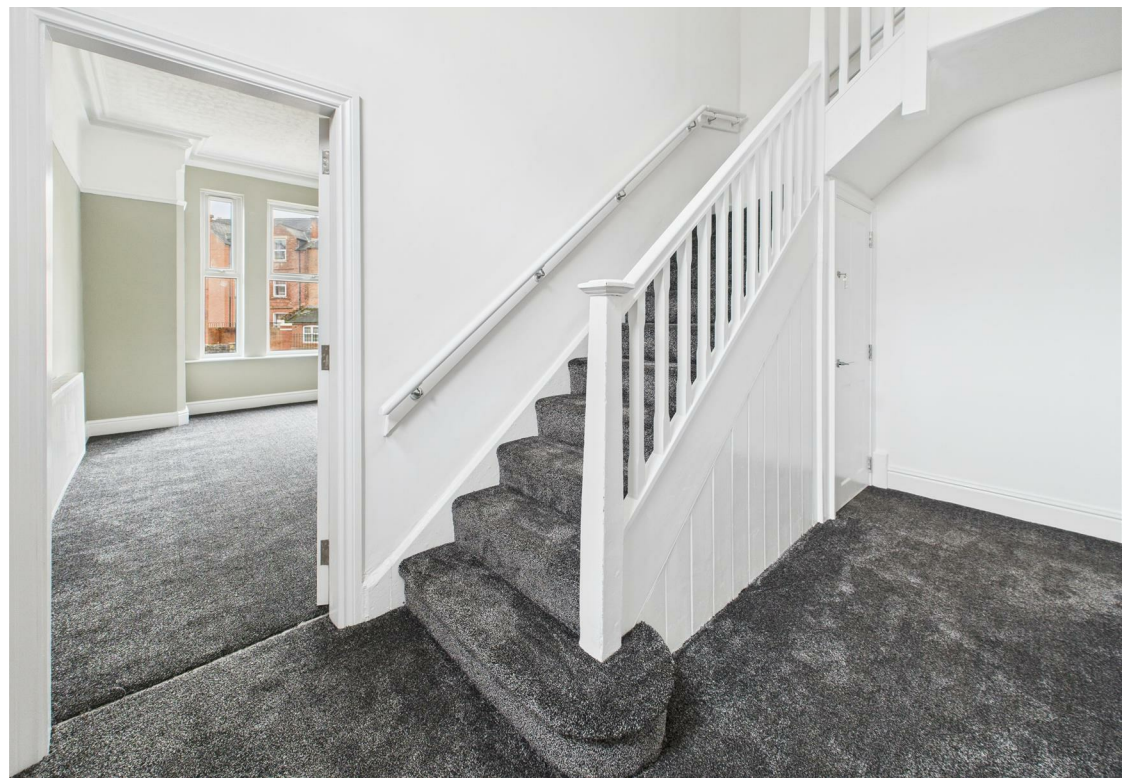
Furnishing: Unfurnished

EPC Rating: D

Council Band: A



- Refurbished three-storey semi-detached family home
- Five bedrooms (versatile first floor bedroom five/office)
- Modern refitted shower/bathrooms on all three levels plus an additional convenient first floor WC
- Bright and inviting lounge featuring high ceilings and large window
- Second versatile reception room (ideal as a further sitting room or playroom)
- Stunning newly-fitted open plan dining kitchen with a range of contemporary units and new integrated appliances
- UPVC double glazing, gas central heating
- Low-maintenance enclosed rear garden with patio seating space, artificial lawn and a mature apple tree
- Driveway providing private off-street parking (with additional permit parking available)
- A short walk from Nottingham City Centre's excellent amenities







Floor -1



Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾
195.4 m²
2102 ft²

(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.

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Council Tax Band: C
Nottingham City Council

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**The Property
Ombudsman**