



Offers in Excess of £375,000

Ranmoor Road, Gedling, Nottingham NG4 3FW

EPC Rating C



Built in 2011, this modern detached family home is located on a popular tree lined road in walking distance to amenities, schools and bus routes. The immaculately presented accommodation spans two floors and briefly comprises an entrance hallway with storage cupboard, downstairs WC, living room with French doors onto a decked patio area, modern kitchen with integrated fridge freezer, fitted oven, microwave and gas hob, and is open to the dining room with storage cupboard housing the combination boiler and a door providing access to the side of the property. Located off the galleried first floor landing is family bathroom, four bedrooms, two with built in wardrobes and an en-suite shower room to the master bedroom. To the front is gated access to a block paved parking space and to the rear is generous garden landscaped with borders and other areas of interest. Gedling is a popular and well-established residential area close.

- Freehold

ENTRANCE HALL 13' 8" x 5' 5" to the maximum (4.17m x 1.65m)

WC 5' 0" x 3' 0" (1.52m x 0.91m)

LIVING ROOM 25' 3" x 8' 8" (7.7m x 2.64m)

KITCHEN 11' 0" x 8' 3" (3.35m x 2.51m) DINING

ROOM 15' 8" x 8' 1" (4.78m x 2.46m)

MASTER BEDROOM 11' 3" x 8' 4" (3.43m x 2.54m)

EN-SUITE 5' 5" x 4' 9" (1.65m x 1.45m)

BEDROOM TWO 9' 9" x 8' 6" plus wardrobe (2.97m x 2.59m)

BEDROOM THREE 8' 9" x 6' 9" (2.67m x 2.06m)

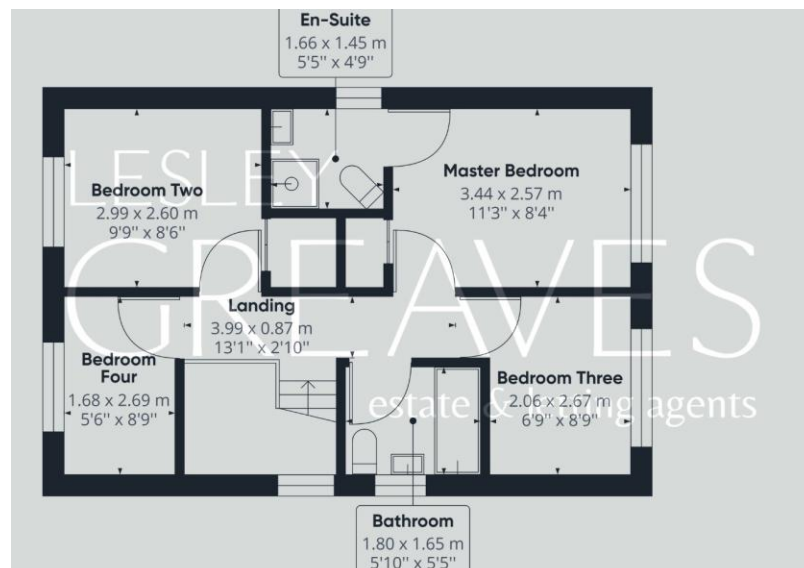
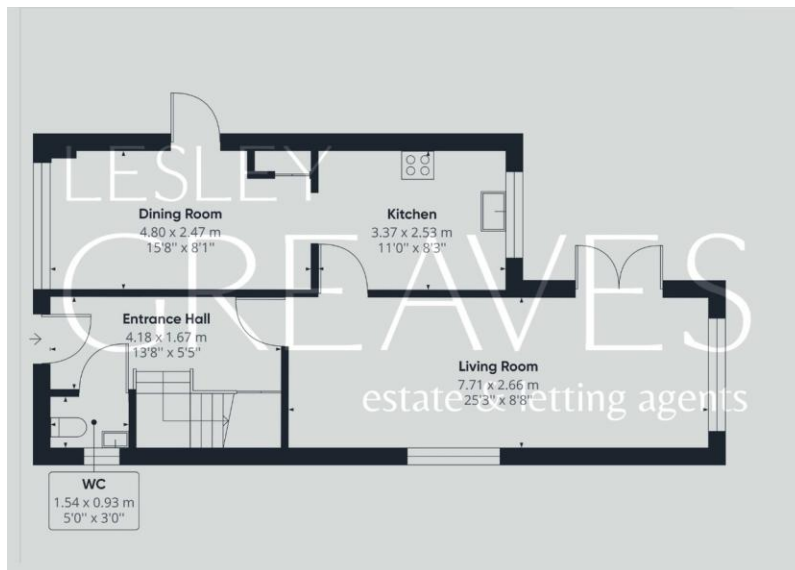
BEDROOM FOUR 8' 9" x 5' 6" (2.67m x 1.68m)

BATHROOM 5' 10" x 5' 5" (1.78m x 1.65m)

AGENTS NOTES Under the provision of The Estate Agents Act 1979, we are required to point out that one of the owners of this property is an employee or relative of Lesley Greaves Ltd.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

