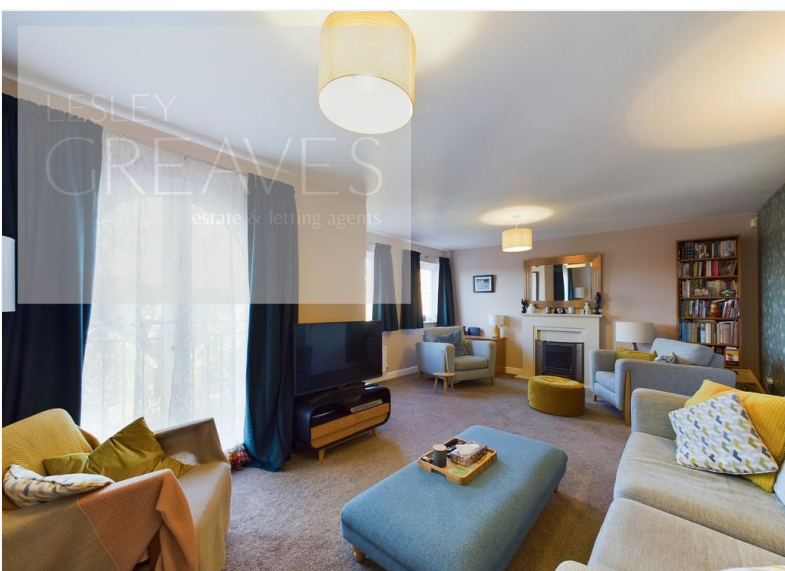


Guide Price £425,000- £450,000

Blackthorn Close, Gedling, Nottingham NG4 4AU

EPC Rating C



This modern well maintained family home spans three floors and briefly comprises an entrance hallway with under stair storage cupboard, study, reception room/bedroom five, WC, utility room with built in units, sink and plumbing for a washing machine to the lower ground floor. The garage with up and over door can also be accessed from here. Off the first floor landing are stairs to the second floor, doors to the re-fitted kitchen family room and to the living room which has a living flame gas fire suite and French doors onto a Juliet style balcony. The modern kitchen is fitted with an array of fitted units including a corner larder cupboard and has wooden work surfaces, an integrated fridge, freezer and dishwasher, two fitted ovens, a gas hob and extractor. French doors lead to the rear garden. Off the second floor landing with access to the loft is a re-fitted modern family bathroom with a mains fed shower over the bath and four double bedrooms with the master bedroom having an en suite shower room. Beautiful countryside views can be enjoyed from from both first and second floors from all rooms with front elevations. The rear garden is landscaped with a paved patio and steps leading to a lawn garden, with borders for plants and shrubs, a decked patio area and shed. The front has been block paved for parking. Located in a cul-de-sac position in Gedling Village close by to Gedling House Woods and Meadow nature reserve. Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold
- Council tax band E

STUDY 14' 0" x 6' 7" (4.27m x 2.01m)

UTILITY ROOM 7' 5" x 7' 3" (2.26m x 2.21m)

WC 7' 3" x 3' 0" (2.21m x 0.91m)

RECEPTION ROOM / BEDROOM FIVE 12' 6" x 10' 8" (3.81m x 3.25m)

LIVING ROOM 20' 4" x 14' 2" to the maximum (6.2m x 4.32m)

KITCHEN DINER FAMILY ROOM L shape 20' 5" x 19' 3" maximum measurements(6.22m x 5.87m)

BEDROOM ONE 12' 10" x 10' 3" (3.91m x 3.12m)

EN-SUITE 9' 2" x 3' 11" (2.79m x 1.19m)

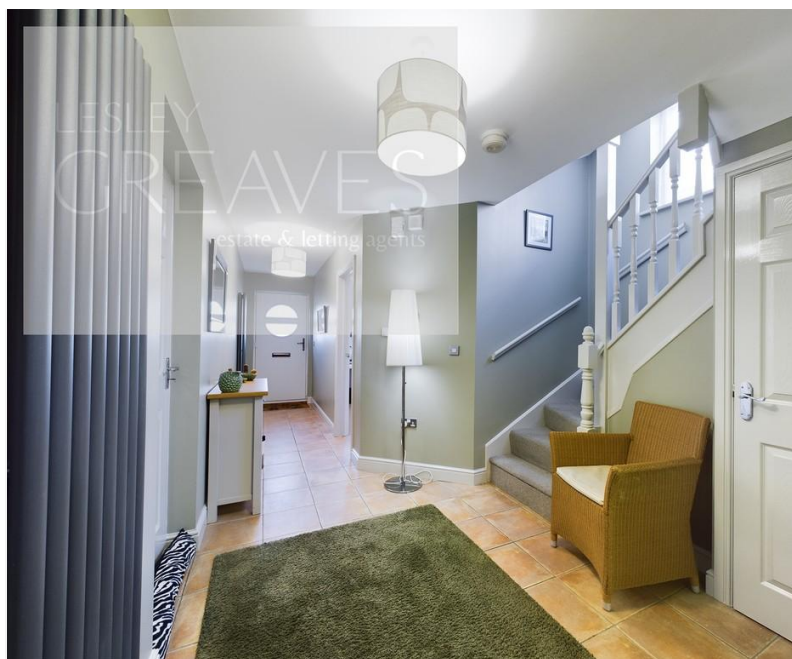
BEDROOM TWO 14' 3" x 9' 11" maximum measurements(4.34m x 3.02m)
69m

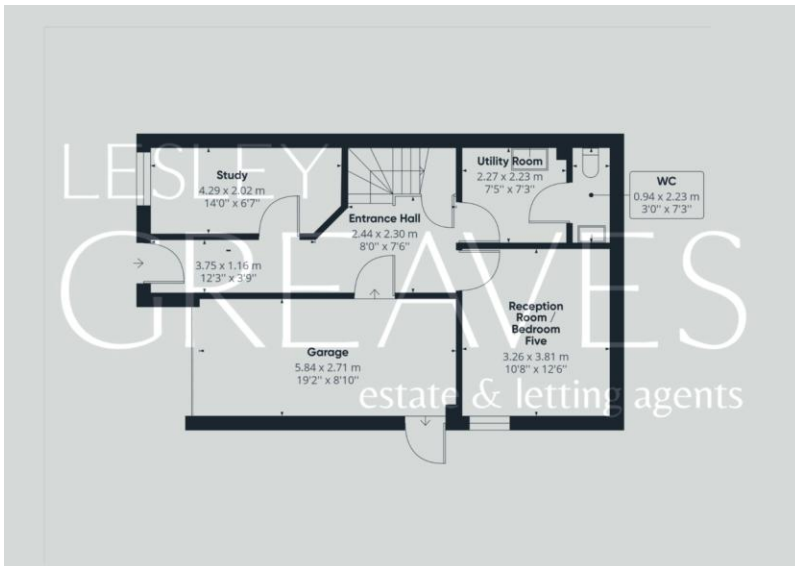
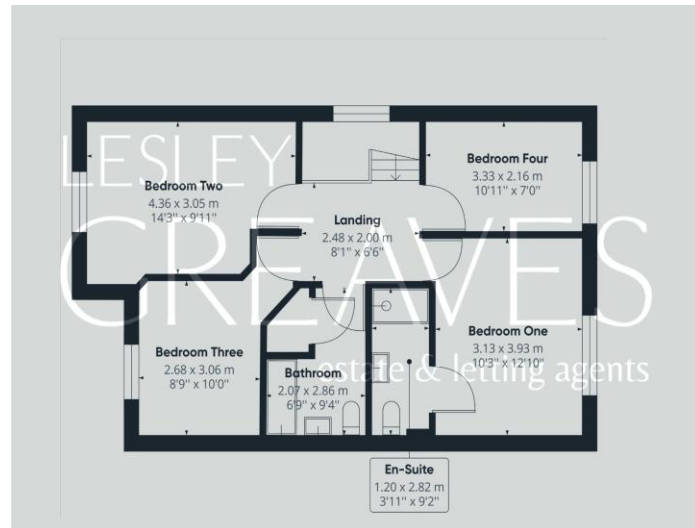
BEDROOM THREE 10' 0" x 8' 9" plus door recess (3.05m x 2.67m)

BEDROOM FOUR 10' 11" x 7' 0" (3.33m x 2.13m)

BATHROOM 9' 4" x 6' 9" maximum measurements into cupboard (2.84m x 2.06m)

GARAGE 19' 2" x 8' 10" (5.84m x 2.)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

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 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.

