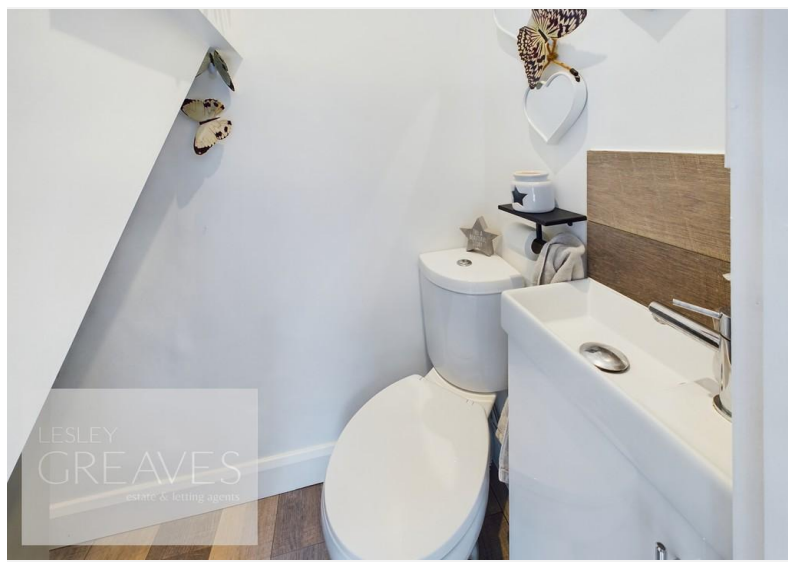




Guide Price £300,000-£320,000

Brooklands Drive, Gedling, Nottingham NG4 3GU

EPC Rating D



Recently modernised detached family home with a stunning kitchen diner complete with Quartz work surfaces, boiling water tap, wine cooling fridge, integrated dishwasher, integrated fridge freezer and washer dryer, freestanding Range Master cooker, extractor and free standing matching kitchen table with corner sofa. The inner hall way has stairs to the first floor, a door to the WC and a door to the living room, with a living flame gas fire and large picture window patio doors overlooking the rear garden. To the first floor is access to the part boarded loft and two storage cupboards, currently utilised as wardrobes. There is a four piece family bathroom with both a shower cubicle and a stylish bath tub with shower attachment and feature LED lighting above. Completing the first floor accommodation are three double bedrooms, with a built in wardrobe to the master bedroom. Entrance to the property is from the front under a solid oak open porch and also to the front is a gravelled driveway with gated access at the side leading to the lawned landscaped rear garden with a paved patio area, summerhouse and shed. 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

KITCHEN DINER L-shape, maximum measurements 16' 8" x 15' 7" (5.08m x 4.75m)

HALLWAY 6' 0" x 5' 4" (1.83m x 1.63m)

WC 5' 11" x 3' 0" (1.8m x 0.91m)

LIVING ROOM 16' 10" x 10' 11" (5.13m x 3.33m)

BEDROOM ONE 10' 10" x 10' 10" (3.3m x 3.3m)

BEDROOM TWO 12' 1" x 8' 11" (3.68m x 2.72m)

BEDROOM THREE 9' 1" x 7' 8" (2.77m x 2.34m)

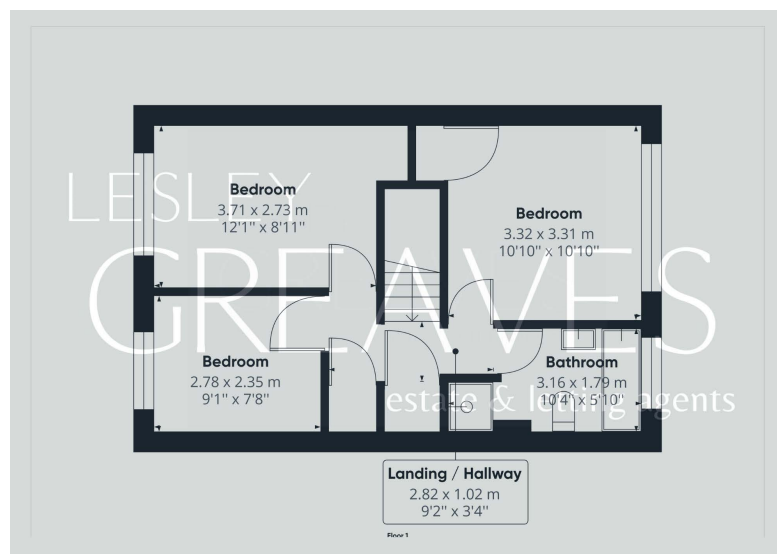
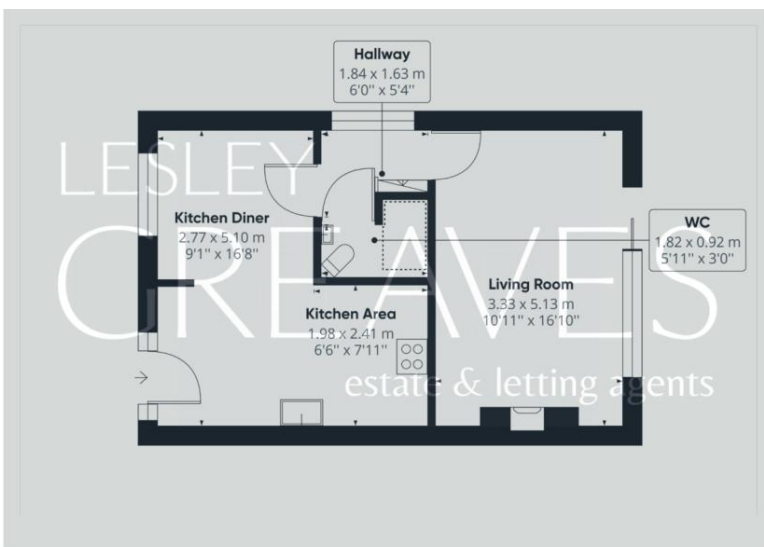
BATHROOM 10' 4" into recess x 5' 10" (3.15m x 1.78m)

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



# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

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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.



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