



£375,000

ALMOND WALK
GEDLING

- COUNTRYSIDE VIEWS
- EN-SUITE PLUS TWO FURTHER BATHROOMS
- VERSATILE ACCOMMODATION
- CONSERVATORY
- SOLAR PANELS
- TWO RECEPTION ROOMS



Versatile Detached Home with Solar Panels and Scenic Views

THIS DECEPTIVELY SPACIOUS DETACHED HOUSE OFFERS VERSATILE LIVING WITH SOLAR PANELS AND PICTURESQUE COUNTRYSIDE VIEWS.

THE PROPERTY SPANS TWO STORIES, BEGINNING WITH AN ENCLOSED UPVC PORCH THAT LEADS TO AN ENTRANCE HALL WITH A CONVENIENT CLOAKS CUPBOARD AND STAIRS TO THE UPPER LEVEL. THE LIVING ROOM FEATURES A CHARMING BOW-FRONTED WINDOW AND A COZY ELECTRIC FIREPLACE.

THE GROUND FLOOR ALSO INCLUDES A BATHROOM WITH A MAINS-FED SHOWER OVER THE BATH, TWO BEDROOMS WITH BUILT-IN WARDROBES, A SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES, A DINING ROOM, AND A BRIGHT CONSERVATORY.

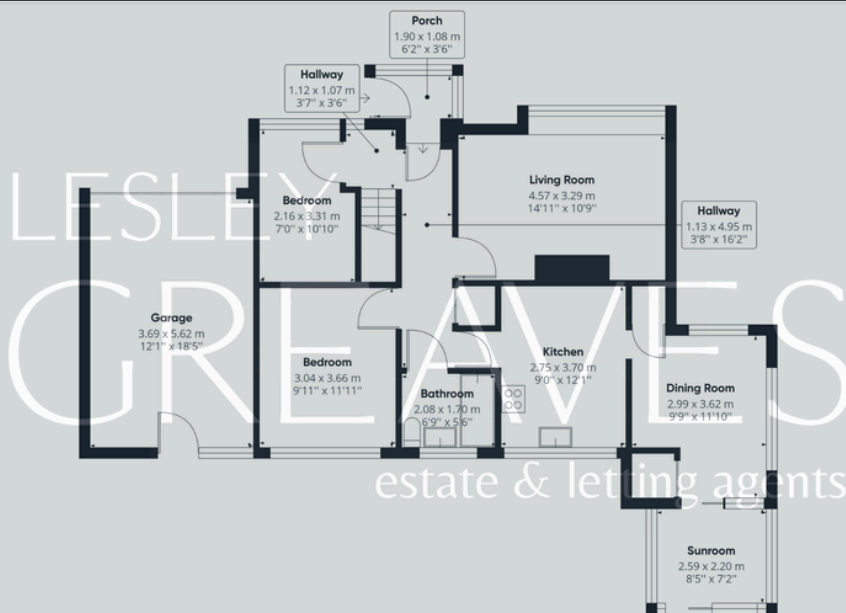
UPSTAIRS, THE FIRST FLOOR OFFERS FLEXIBLE LANDING SPACE, PERFECT FOR A STUDY AREA WITH NATURAL LIGHT FROM A VELUX WINDOW. THIS LEVEL ALSO INCLUDES A SHOWER ROOM, A DOUBLE BEDROOM, A SINGLE BEDROOM, AND A MASTER BEDROOM COMPLETE WITH BUILT-IN WARDROBES AND AN EN-SUITE BATHROOM WITH A SHOWER OVER THE BATH.

EXTERNALLY, THE PROPERTY BOASTS A LOW-MAINTENANCE IMPRINTED CONCRETE DRIVEWAY WITH OFF-STREET PARKING, LEADING TO A LARGE SINGLE GARAGE EQUIPPED WITH AN ELECTRIC DOOR, POWER SUPPLY, AND A PERSONNEL DOOR. THE LANDSCAPED REAR GARDEN IS DESIGNED FOR EASY UPKEEP, FEATURING PAVED PATIO AREAS, A LUSH LAWN, AND WELL-TENDED PLANT BORDERS.

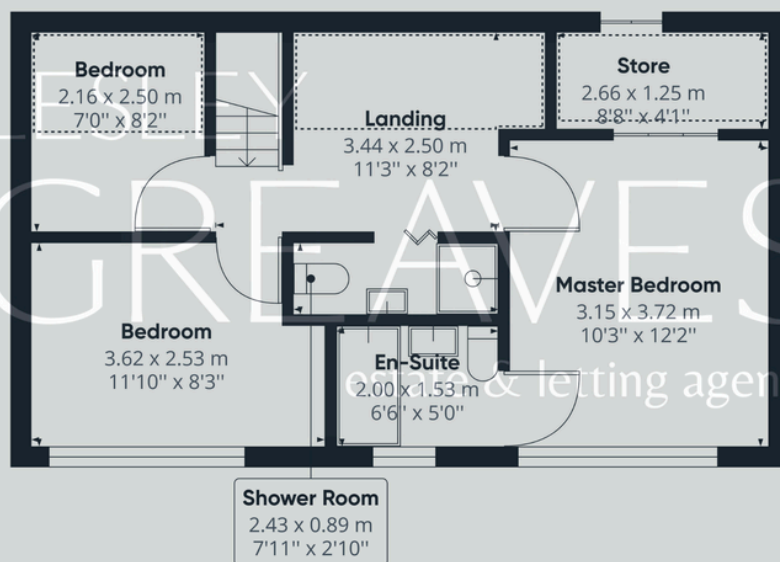
SITUATED IN THE DESIRABLE GEDLING AREA, THIS HOME IS CLOSE TO EXCELLENT SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES, INCLUDING THE SCENIC GEDLING COUNTRY PARK WITH ITS PLAY AREA AND CAFÉ.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 117 SQ METERS





Floor 0



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk