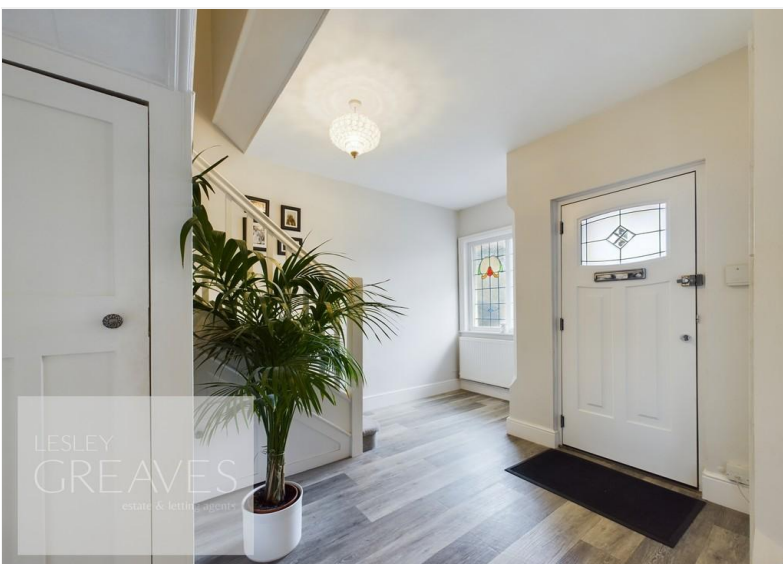




£400,000

Brooklands Drive, Gedling, Nottingham NG4 3GU

EPC Rating D



Beautifully presented period semi detached house offered for sale with no upward chain. In brief, there is a welcoming entrance hall with original feature glazing, stairs to the first floor and under stair storage. Bay fronted living room with a log burning effect gas fire, utility room with under counter spaces for a washing machine and tumble dryer and downstairs WC. Stunning kitchen diner with centre island, French doors onto the garden and French doors to a conservatory. The kitchen is fitted with two built in ovens, a hob, extractor, integrated fridge freezer and dishwasher. To the first floor is a family bathroom and four bedrooms with an en-suite shower room and built in wardrobes to the master bedroom.

There is parking to the front and landscaped lawn garden to the rear with a paved patio area and cedar clad detached bar / games room complete with WC.

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 C

LIVING ROOM 13' 4" x 11' 11" into recess, plus bay (4.06m x 3.63m)

UTILITY ROOM 9' 11" x 6' 10" (3.02m x 2.08m)

WC 3' 9" x 3' 4" (1.14m x 1.02m)

KITCHEN/DINER 29' 9" x 11' 11" (9.07m x 3.63m)

CONSERVATORY 11' 8" x 8' 9" (3.56m x 2.67m)

BATHROOM 6' 7" x 6' 6" (2.01m x 1.98m)

BEDROOM ONE 13' 5" to back of wardrobes x 11' 10" into recess(4.09m x 3.61m)

EN-SUITE 7' 6" x 4' 5" (2.29m x 1.35m)

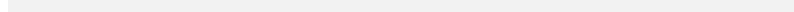
BEDROOM TWO 12' 11" into recess x 12' 2" (3.94m x 3.71m)

BEDROOM THREE 9' 11" x 9' 10" (3.02m x 3m)

BEDROOM FOUR 10' 1" x 6' 6" (3.07m x 1.98m)

GAMES ROOM / BAR 22' 9" x 13' 8" maximum (6.93m x 4.17m)

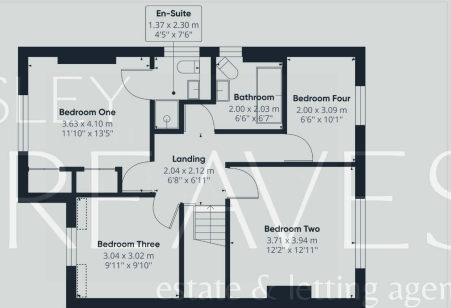
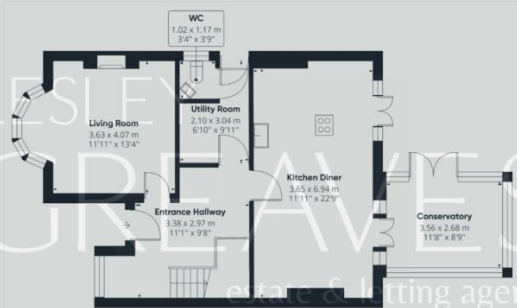
WC 4' 2" x 3' 5" (1.27m x 1.04m)





# LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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0115 987 7337

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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