

Offers In Excess Of £230,000

Newcastle Avenue, Gedling, Nottingham NG4 3ND

EPC Rating C



Well presented semi detached family home. In brief, the accommodation spans two floors and comprises a porch, entrance hallway with under stair storage cupboards, panelling to half of the walls and tiled flooring which continues into the kitchen diner. The kitchen area is fitted with a range of units with wooden shaker style doors, a work surface incorporating a breakfast bar, a fitted oven, gas hob, extractor, integrated fridge and dishwasher. Patio doors lead through to a brick and uPVC double glazed conservatory with French doors onto the rear garden. The living room can be accessed from both the entrance hallway and kitchen diner and features a fire surround with tiled hearth. To the first floor is a white three piece bathroom with an electric shower over the bath, three bedrooms with a built in airing cupboard housing the hot water cylinder in bedroom two.

To the front of the property is a gated driveway, low maintenance gravelled garden with borders for plants and shrubs, a brick built garage with power, lighting and WC. To the rear there is a useful brick built outhouse and the garden has been landscaped with a paved patio area and lawn.

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

PORCH 5' 5" x 2' 1" (1.65m x 0.64m)

ENTRANCE HALL 13' 0" x 6' 0" maximum (3.96m x 1.83m)

LIVING ROOM 15' 0" x 12' 4" into recess (4.57m x 3.76m)

KITCHEN AREA 9' 4" x 9' 0" (2.84m x 2.74m)

DINING AREA 8' 11" x 6' 10" (2.72m x 2.08m)

CONSERVATORY 8' 6" x 7' 8" (2.59m x 2.34m)

BATHROOM 8' 1" x 5' 5" (2.46m x 1.65m)

BEDROOM ONE 11' 11" x 10' 0" plus door recess (3.63m x 3.05m)

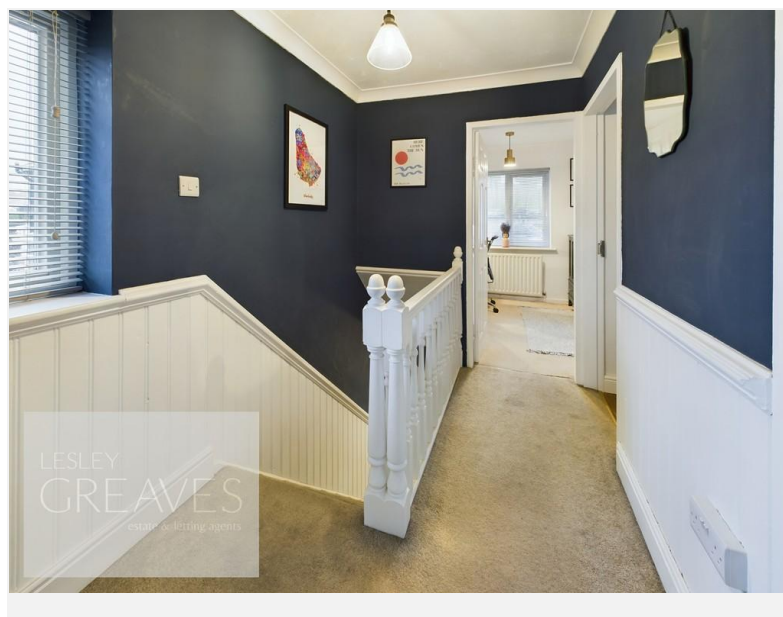
BEDROOM TWO 10' 4" x 10' 0" (3.15m x 3.05m)

BEDROOM THREE 8' 5" x 7' 8" with stair bulk head (2.57m x 2.34m)

GARA GE 14' 7" x 7' 9" (4.44m x 2.36m)

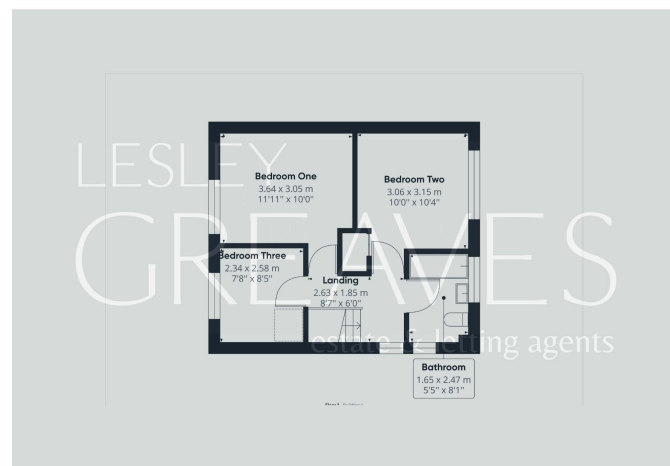
WC 3' 7" x 2' 11" (1.09m x 0.89m)

OUTHOUSE 8' 1" x 6' 10" (2.46m x 2.08m)



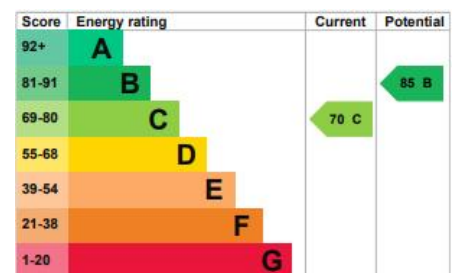
# LESLEY GREAVES

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COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council



20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

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Company Registration Number: 5773186 | VAT Number: 917862296