





Guide Price £350,000-£375,000

Maple Drive, Gedling, Nottingham NG4 4AF

EPC Rating C





Two storey, deceptively spacious detached family home, much improved by the current owner. In brief, the composite door to the front opens into a welcoming entrance hall with stairs to the lower ground floor, doors to the garage, family bathroom and four bedrooms. There are countryside views enjoyable from the three bedrooms at the rear and bedroom two benefits from an adjoining dressing room with fitted wardrobes. To the lower ground floor is an inner hallway with under stair storage and a shower room with an electric shower, living room and kitchen breakfast room, both with French doors onto the rear garden, and a study/family room accessible from the living room. This property offers versatile accommodation and is located within a cul-de-sac location. To the rear is a hard landscaped garden and to the front is an imprinted concrete driveway.

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

BEDROOM ONE 11' 11" x 11' 4" (3.63m x 3.45m)

BEDROOM TWO 11' 11" x 8' 7" (3.63m x 2.62m)

DRESSING ROOM 8' 7" x 7' 10" (2.62m x 2.39m)

BEDROOM THREE 12' 9" x 7' 11" (3.89m x 2.41m)

BEDROOM FOUR 9' 8" x 8' 1" (2.95m x 2.46m)

BATHROOM 8' 3" x 6' 9" (2.51m x 2.06m)

LIVING ROOM 22' 2" x 11' 5" to the maximum (6.76m x 3.48m)

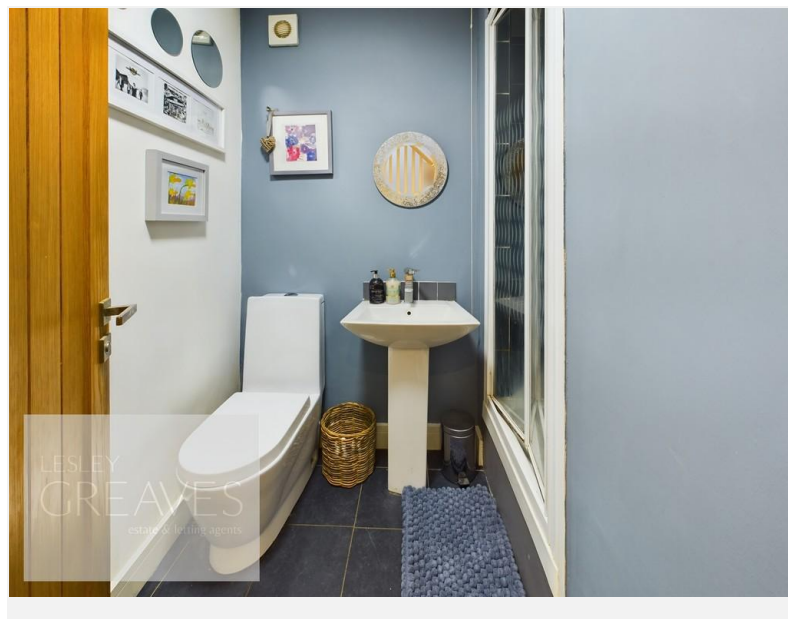
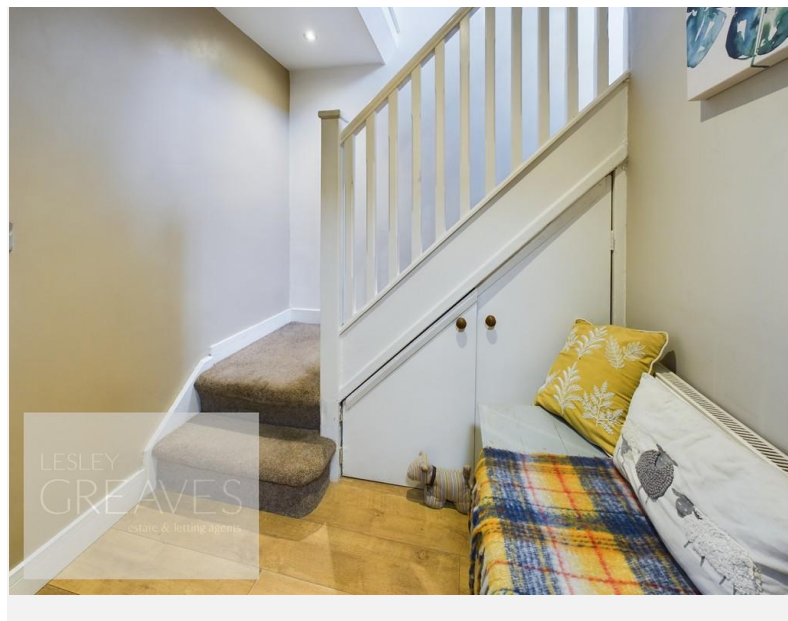
STUDY / FAMILY ROOM L-shape, maximum measurements 13' 9" x 10' 9" (4.19m x 3.28m)

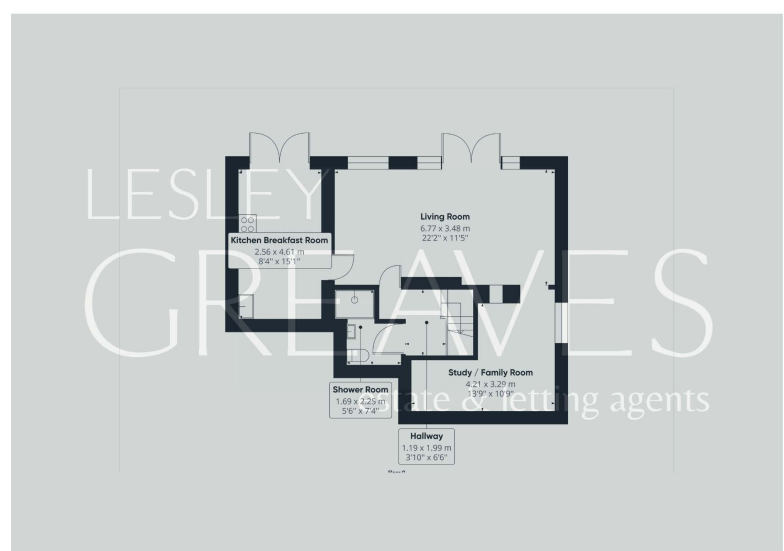
KITCHEN/BREAKFAST ROOM 15' 1" x 8' 4" (4.6m x 2.54m)

SHOWER ROOM 7' 4" x 5' 6" (2.24m x 1.68m)

GARAGE 15' 11" x 9' 8" (4.85m x 2.95m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: D

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.



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