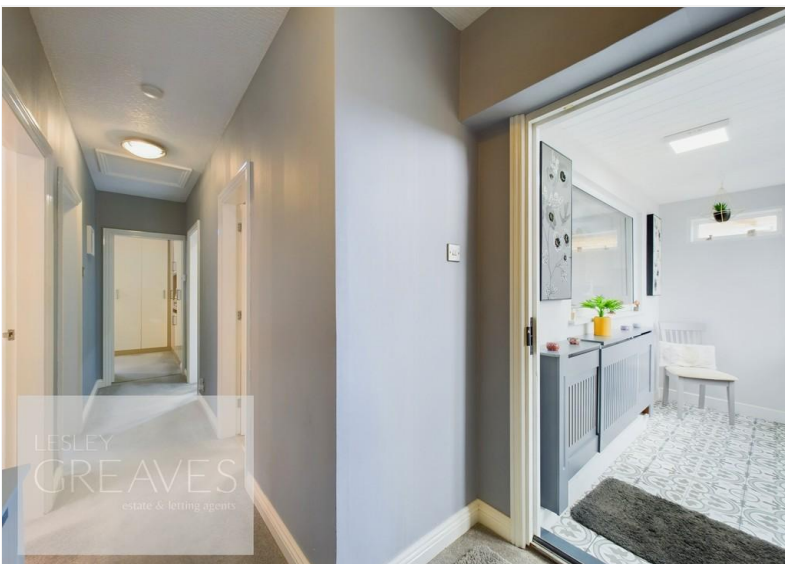




Guide Price £270,000-£280,000

Acorn Drive, Gedling, Nottingham NG4 4AG

EPC Rating TBC



A truly lovely modernised detached bungalow in a cul de sac position located in the heart of Gedling village.

In brief, the turnkey property comprises a sun porch to the front leading to the hallway where all rooms can be accessed from. The kitchen breakfast room is fitted with a range of units incorporating a double oven, gas hob, stainless steel extractor and integrated dishwasher. There are spaces for a washing machine and fridge freezer. The property also comprises a living room, a modern three piece shower room with a mains fed rain head shower and three bedrooms complete the accommodation. One of the bedrooms is currently utilised as a dining room and the other two are fitted with modern wardrobes.

There is a lawn garden at the front, driveway leading to the garage and steps to the property. The rear garden has been landscaped with 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
- Council tax band C

SUN PORCH 10' 6" x 3' 5" (3.2m x 1.04m)

LIVING ROOM 15' 6" x 12' 4" (4.72m x 3.76m)

KITCHEN/BREAKFAST ROOM 13' 6" x 8' 1" (4.11m x 2.46m extending 2.04m)

SHOWER ROOM 7' 6" x 5' 9" (2.29m x 1.75m)

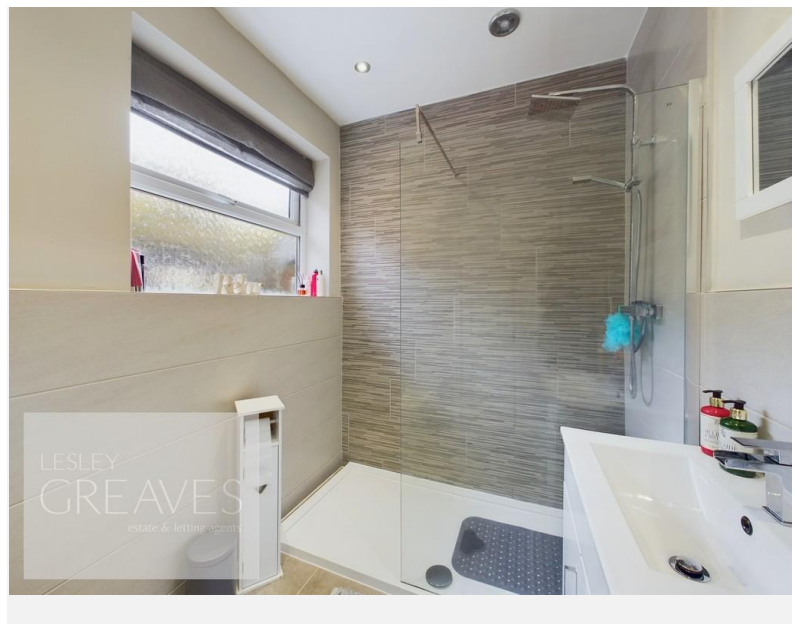
BEDROOM ONE 14' 11" x 9' 2" to the back of wardrobes (4.55m x 2.79m)

BEDROOM TWO 9' 9" x 8' 3" to the back of wardrobe (2.97m x 2.51m)

BEDROOM THREE/DINING ROOM 9' 11" x 9' 4" into recess (3.02m x 2.84m)

GARAGE 19' 5" x 11' 5" (5.92m x 3.48m)

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COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
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Nottingham
NG4 3HP

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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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