



£325,000

Yew Tree Lane, Gedling, Nottingham NG4 4AL

EPC Rating E



Well presented family home in the heart of Gedling Village. In brief, the uPVC double glazed and gas centrally heated accommodation comprises an entrance hallway, with under stair storage, living room with a feature electric fire suite, door and picture window overlooking the rear garden and a kitchen breakfast room. The kitchen is fitted with display cabinets, an oven, gas hob and an integrated fridge freezer. There is a door to the side of the house and to the dining room, which is an extension to the rear.

To the first floor are three bedrooms and a re-fitted modern shower room with a walk in shower. The master bedroom is fitted with white wardrobes.

There is a garden and driveway at the front, garage, with power and light and gated access. The rear garden has been landscaped with paved patio areas lawn and borders for plants and shrubs.

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

ENTRANCE HALL 12' 1" x 3' 3" (3.68m x 0.99m)

LIVING ROOM 12' 10" x 12' 3" (3.91m x 3.73m)

KITCHEN/BREAKFAST ROOM 16' 9" x 7' 11" (5.11m x 2.41m)

DINING ROOM 13' 11" x 7' 6" (4.24m x 2.29m)

BEDROOM ONE 12' 2" x 10' 4" (3.71m x 3.15m)

BEDROOM TWO 10' 7" x 8' 11" (3.23m x 2.72m)

BEDROOM THREE 7' 11" x 7' 5" (2.41m x 2.26m)

SHOWER ROOM 8' 11" x 7' 10" (2.72m x 2.39m)

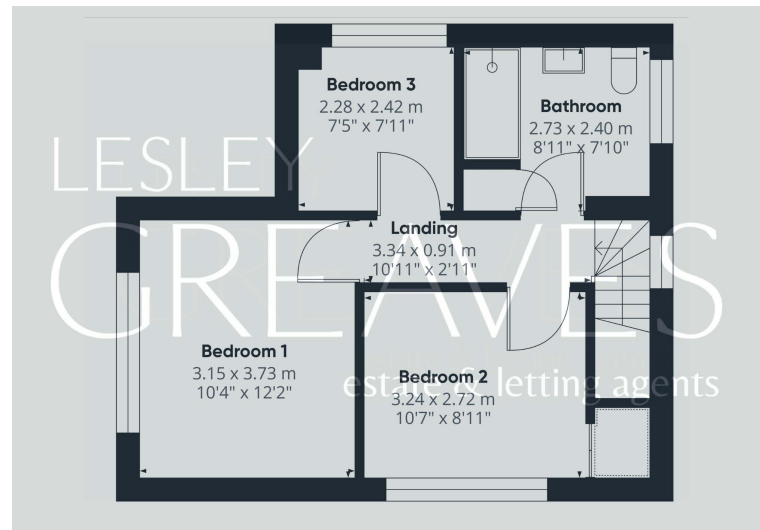
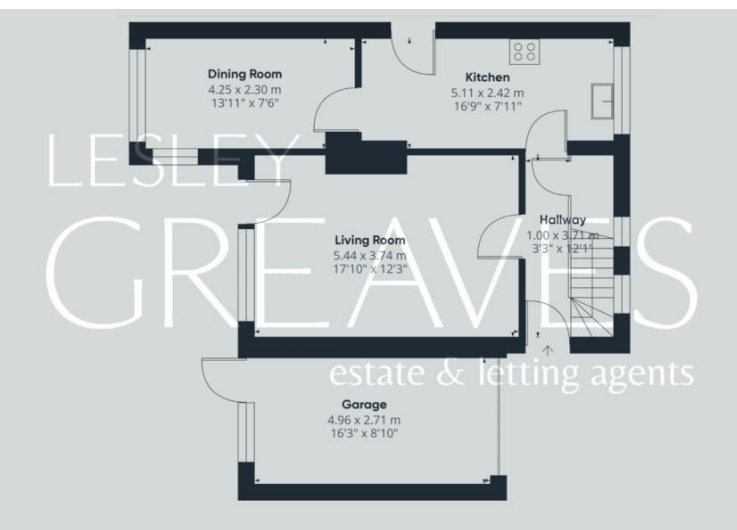
GARAGE 16' 3" x 8' 10" (4.95m x 2.69m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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COUNCIL TAX BAND: C

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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 are 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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