

£350,000

Corbett Chase, Gedling, Nottingham NG4 4LU

EPC Rating B



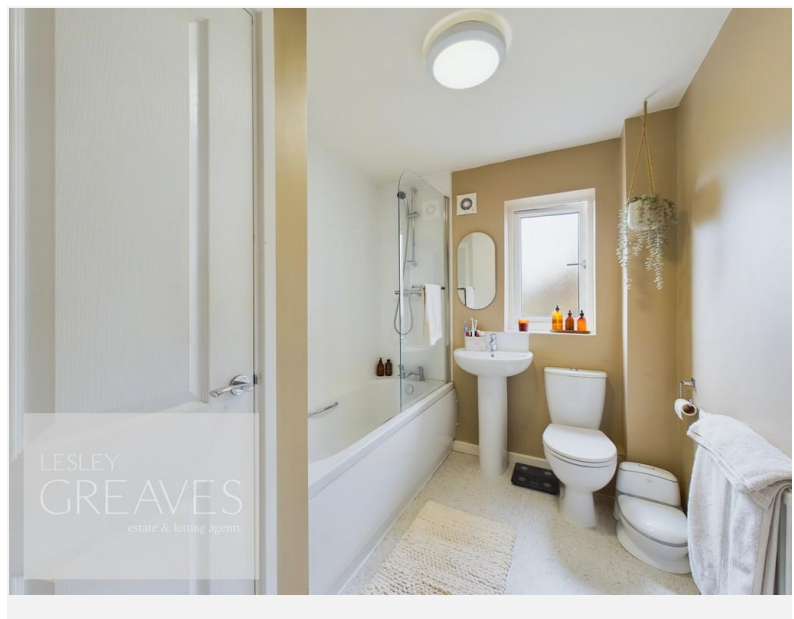
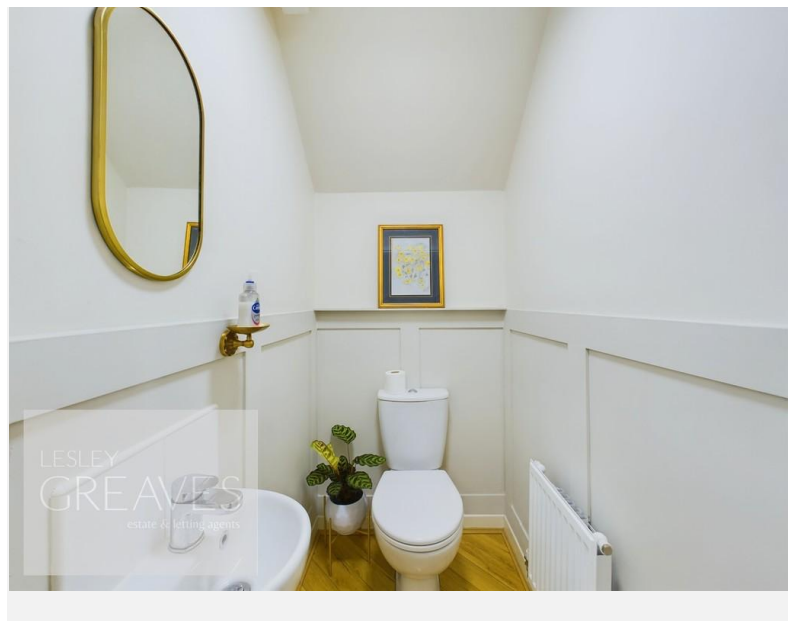
Well presented modern detached house spanning two floors. In brief, the accommodation comprises; an entrance hallway with herringbone style flooring, front reception room, currently utilised as a play room and with under stair storage cupboard. Downstairs WC with feature wall panelling, living room with French doors on to the rear garden, built in bespoke cabinetry and a built in modern feature electric fire. The kitchen diner is fitted with multiple cream units incorporating an integrated dishwasher, washing machine and fridge freezer, fitted oven, induction hob and extractor. There is also a door to the side of the house.

To the first floor is the landing with a built in airing cupboard and access to the loft, via a pull down ladder. Family bathroom, with a mains fed shower over the bath. Four bedrooms with an en-suite shower room to the master bedroom.

The rear garden has been landscaped with lawn and a paved patio area with feature low wall. There is parking at the front and a garage, which has power, lighting and an up and over door.

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.

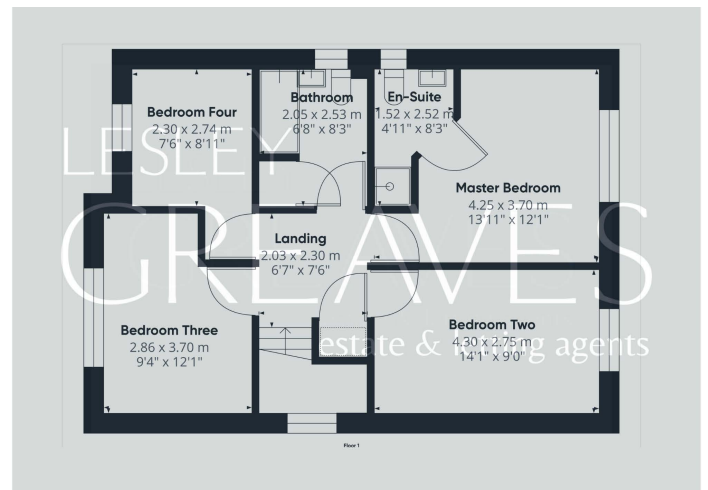
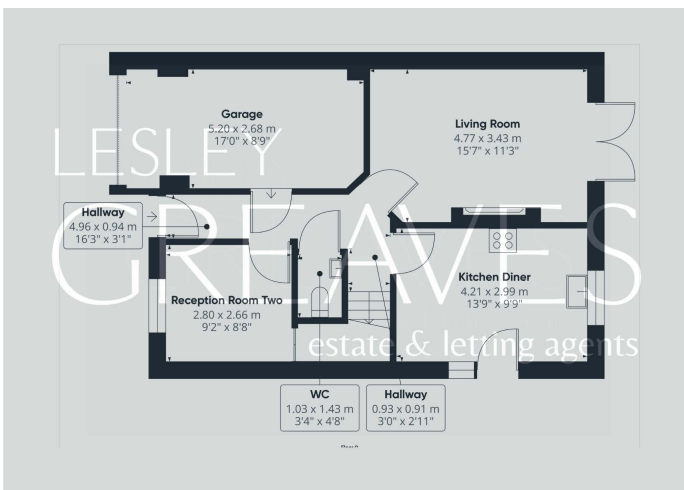
- Freehold
- Yearly Estate management charge - currently £144 per annum
- Council Tax Band E



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: E

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

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.



Company Registration Number: 5773186 | VAT Number: 917862296