



£250,000

Digby Hall Drive, Gedling, Nottingham NG4 4JT

EPC Rating D



Detached house located within a cul-de-sac position and offered for sale with no upward chain. In brief, the accommodation comprises an entrance hall, with stairs to the first floor and a door to the lounge diner which has a door to the kitchen and a picture window to the rear, offering far reaching views. The fitted kitchen has space for appliances, an under stair pantry cupboard and a door to the side of the property.

To the first floor is a two piece bathroom, a separate WC and three bedrooms with fitted wardrobes to bedroom one.

There is a drive to the front leading to the integral garage, which has power, lighting and the wall mounted boiler, installed in 2021. The rear garden is tiered and has gated access onto Digby Park.

Accessible from the back garden is a partitioned undercroft with lighting and a study / workshop with power and lighting and of which the gas central heating extends to.

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 6' 2" x 4' 3" (1.88m x 1.3m)

LOUNGE/DINER 19' 9" x 11' 6" (6.02m x 3.51m)

KITCHEN 11' 3" x 9' 2" (3.43m x 2.79m)

BEDROOM ONE 12' 0" to the back of the wardrobes x 11' 4" (3.66m x 3.45m)

BEDROOM TWO 12' 0" x 8' 0" (3.66m x 2.44m)

BEDROOM THREE 11' 5" x 7' 5" (3.48m x 2.26m)

WC 4' 0" x 2' 10" (1.22m x 0.86m)

BATHROOM 8' 2" x 7' 6" (2.49m x 2.29m)

GARAGE 15' 9" x 8' 2" (4.8m x 2.49m)

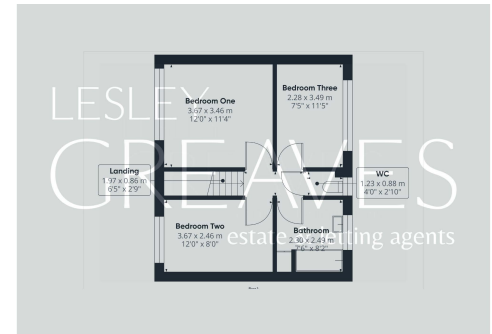
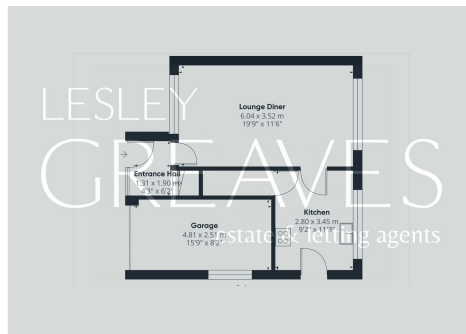
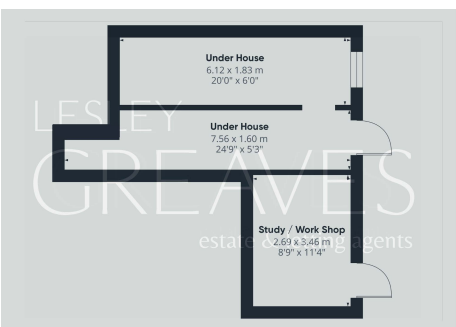
STUDY / WORK SHOP 11' 4" x 8' 9" (3.45m x 2.67m)

UNDER HOUSE Overall, maximum 24' 9" x 11' 3" (7.54m x 3.43m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

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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