



Guide Price £380,000 - £400,000

Yew Tree Lane, Gedling, Nottingham NG4 4AL

EPC Rating C



Well presented extended family home in a highly sought after road in Gedling, this detached family home sits just a short distance from the stunning Gedling Country Park alongside a variety of schools and bus services to the city centre making viewings essential.

The property offers flexibility for modern living with a spacious living room giving access to a rear extension offering a dining/family area with two sets of French doors leading to the rear garden. The modern kitchen has high gloss grey units and includes a double oven, five ring hob, integral dishwasher and fridge, also to the ground floor there is a three piece bathroom suite.

Upstairs offers three double bedrooms, master bedroom with fitted wardrobes, a fourth bedroom/office and spacious family bathroom with corner bath and storage.

To the rear is an established garden laid to lawn with a patio off the living/dining room and additional decking area ideal for entertaining, also there is access to a utility room and garage.

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 D

HALLWAY 7' 3" x 5' 5" (2.21m x 1.67m)

LIVING ROOM 17' 9" x 10' 7" (5.42m x 3.25m)

KITCHEN 14' 7" x 7' 1" (4.46m x 2.17m)

LIVING/DINING 25' 7" x 7' 11" (7.81m x 2.43m)

DOWNSTAIRS BATHROOM 8' 2" x 7' 3" (2.49m x 2.21m)

LANDING 14' 3" x 2' 11" (4.36m x 0.89m)

MASTER BEDROOM 11' 9" x 11' 2" (3.60m (face of wardrobe) x 3.42m (face of wardrobe))

FAMILY BATHROOM 10' 0" x 8' 0" (3.06m (face of storage) x 2.45m)

BEDROOM TWO 13' 5" x 10' 0" (4.09m x 3.05m)

BEDROOM THREE 13' 2" x 8' 0" (4.02m x 2.44m)

BEDROOM FOUR/OFFICE 7' 8" x 7' 7" (2.36m x 2.33m)

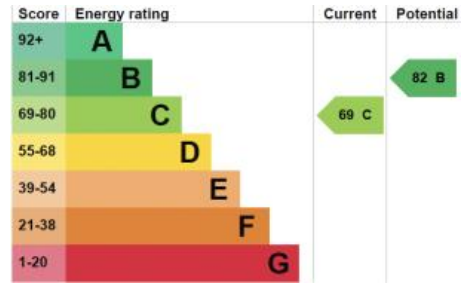
UTILITY ROOM 8' 4" x 7' 11" (2.55m x 2.42m)

GARAGE 18' 11" x 7' 11" (5.78m x 2.43m)



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: D

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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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