

£350,000

Brooklands Drive, Gedling, Nottingham NG4 3GU

EPC Rating F



A beautiful example of a traditional bay fronted family home. In brief, there's an enclosed porch to the front, a beautiful entrance hall with tiled flooring. Bay fronted living room featuring an art deco style fireplace and open plan dining room with French doors onto the rear garden. The extended kitchen diner is fitted with a range of shaker style units, has an integrated slimline dishwasher and spaces for a fridge, dryer and for a large oven. There is also a downstairs WC and utility room with space and plumbing for a washing machine.

Off the galleried landing is a three piece shower room and three bedrooms, with fitted wardrobes to bedrooms one and two.

There's a block paved driveway the front and a delightful country style garden to the rear with lawn, mature borders and a great summerhouse which has storage space at each end.

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

PORCH 7' 5" x 2' 0" (2.27m x 0.63m)

HALLWAY 12' 7" x 7' 5" (3.85m x 2.28m)

LIVING ROOM 12' 7" x 7' 5" (3.85m x 2.28m)

KITCHEN 21' 1" x 9' 0" (6.44m x 2.76m)

DINING ROOM 12' 9" x 10' 7" (3.91m x 3.25m)

LANDING 10' 7" x 4' 4" (3.24m x 1.33m)

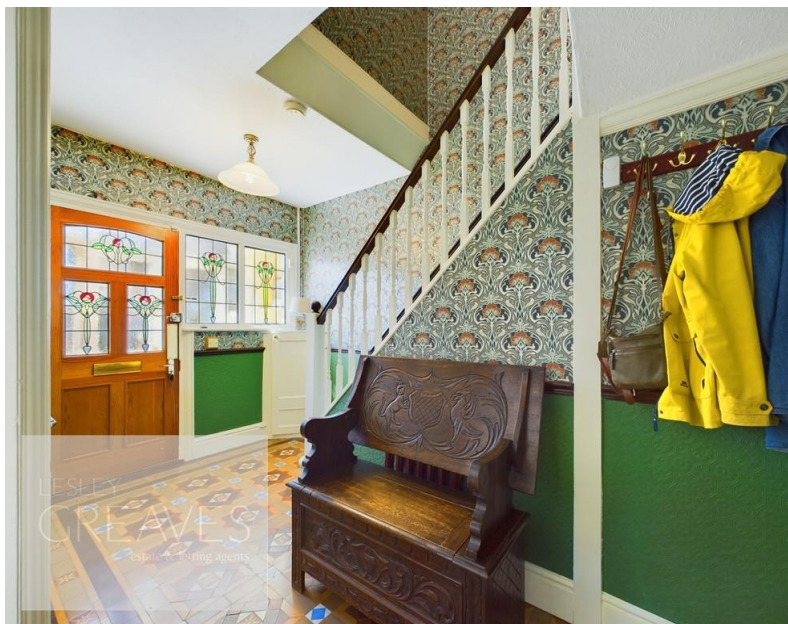
BEDROOM ONE 12' 10" x 9' 5" (3.92m x 2.89m)

BEDROOM TWO 11' 10" x 10' 8" (3.63m x 3.26m)

BEDROOM THREE/STUDY 8' 11" x 7' 11" (2.74m x 2.42m)

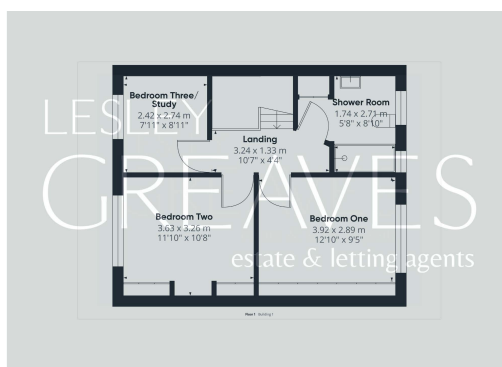
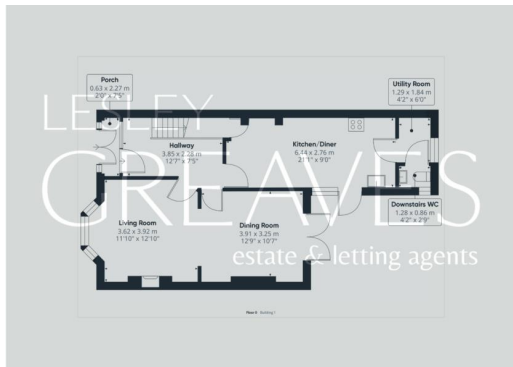
BATHROOM 8' 10" x 5' 8" (2.71m x 1.74m)

SUMMER HOUSE 13' 6" x 11' 9" (4.14m x 3.59m)



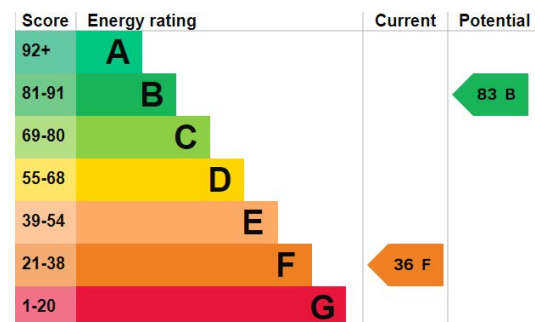
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COUNCIL TAX BAND: C

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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 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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