



41 Brooklands Drive, Gedling - NG4 3GU

Guide Price **£325,000**





41 Brooklands Drive

Gedling, Nottingham

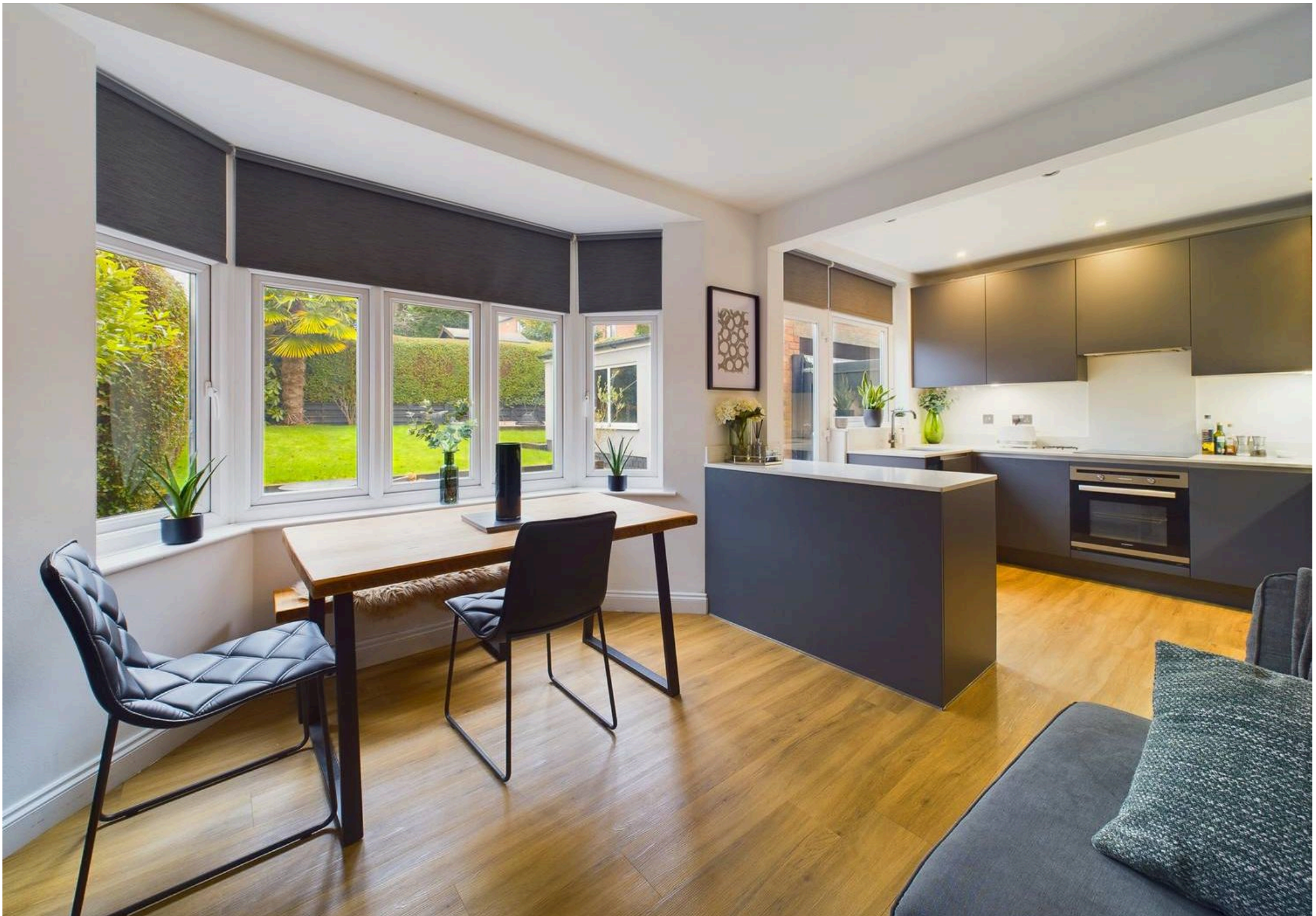
Immaculately-presented 3 bed semi-detached family home offering modern living spaces, a contemporary kitchen and bathroom alongside a private rear garden and off-street parking with a garage.

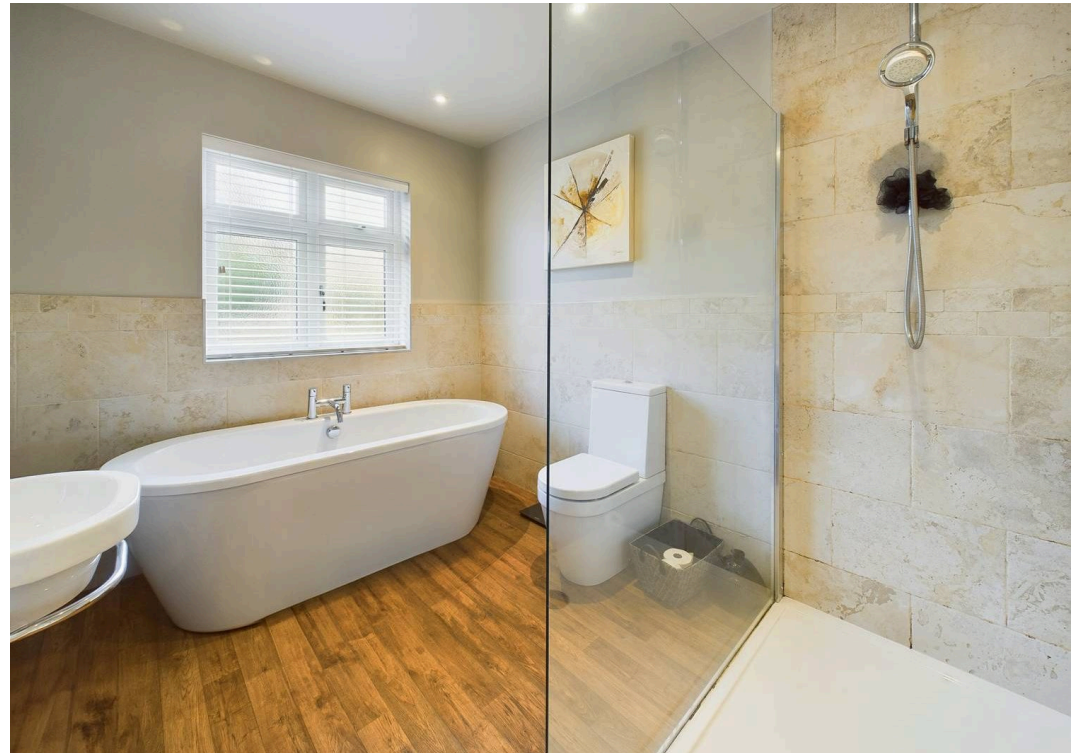
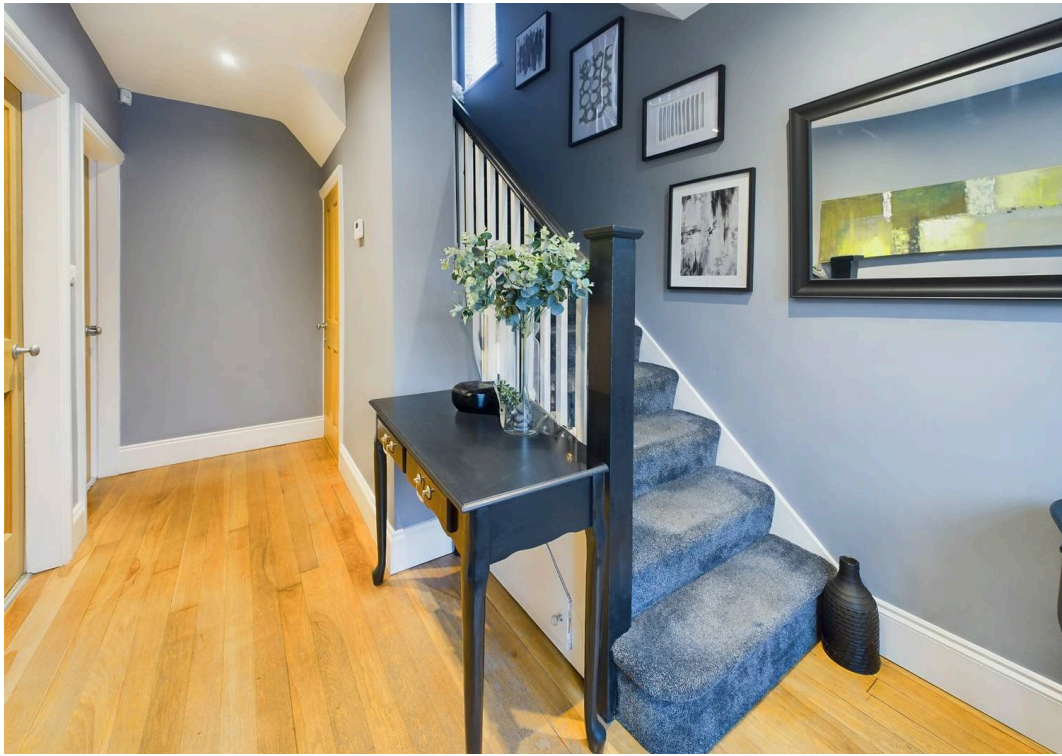
Council Tax band: C

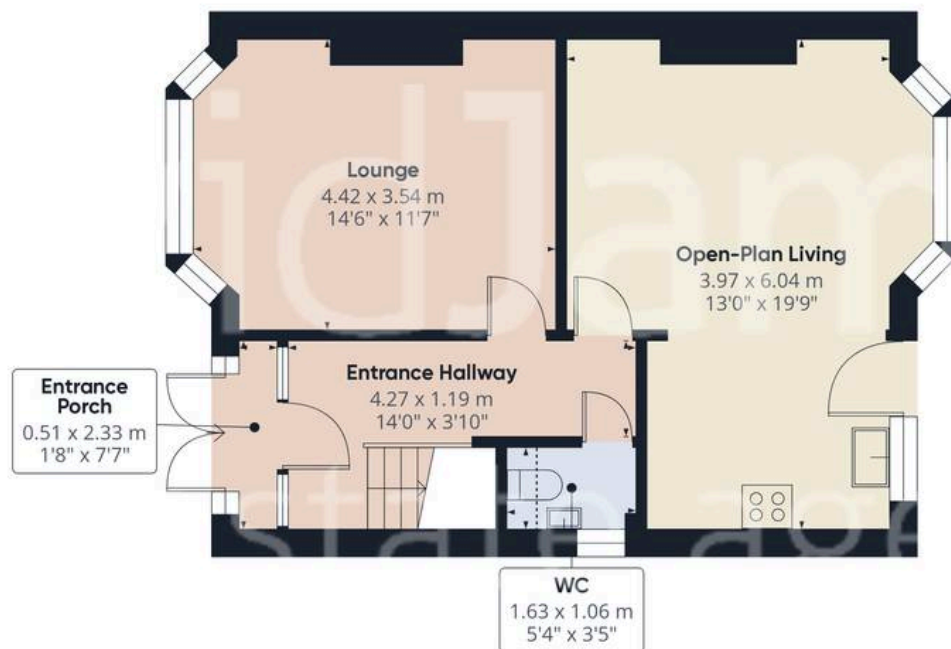
Tenure: Freehold

- Beautifully-presented semi-detached family home
- Convenient for schools, transport links and local amenities
- Welcoming entrance hall with a convenient cloakroom/WC
- Two reception spaces (including a welcoming lounge and a stunning open plan sitting/dining/kitchen area)
- Superb contemporary kitchen with quartz worktops and high-quality integrated appliances
- Three bedrooms (including two generous doubles)
- Modern family bathroom with a feature freestanding bath and walk-in shower
- Baxi gas boiler, UPVC double glazing throughout and working alarm system
- Enclosed and landscaped rear garden with an initial block paved patio area
- Parking provided by a driveway and useful garage

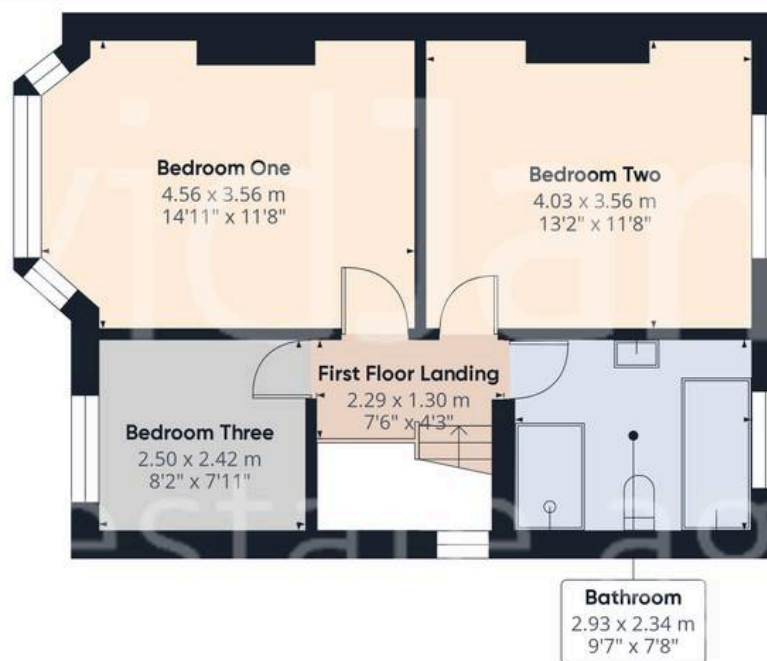








Floor 0 Building 1



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Approximate total area⁽¹⁾

95.15 m²
1024.18 ft²

Reduced headroom

0.37 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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