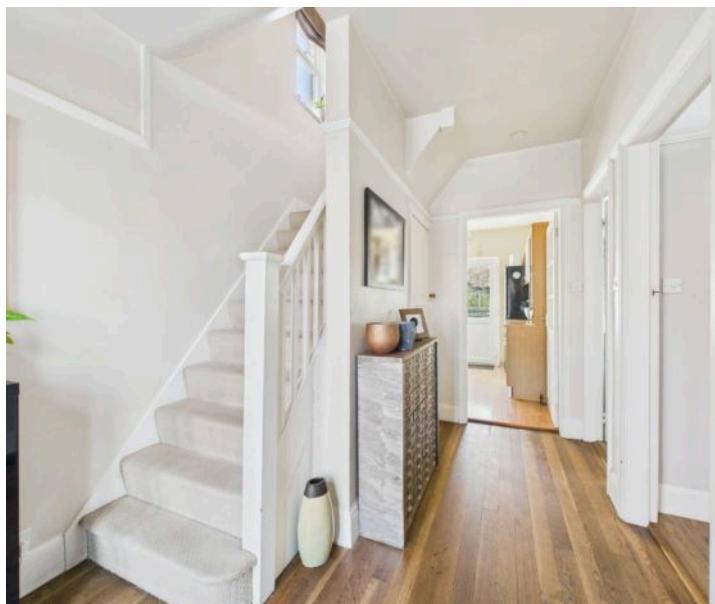




15 Brooklands Drive, Gedling – NG4 3GU

Guide Price **£280,000**

DavidJames
the estate agent



15 Brooklands Drive

Gedling, Nottingham

Delightful semi-detached family home near Gedling's amenities, schools and buses. Includes 2 reception rooms, kitchen, 3 bedrooms and a 4-piece bathroom suite alongside a generous garden and driveway!

Council Tax band: B

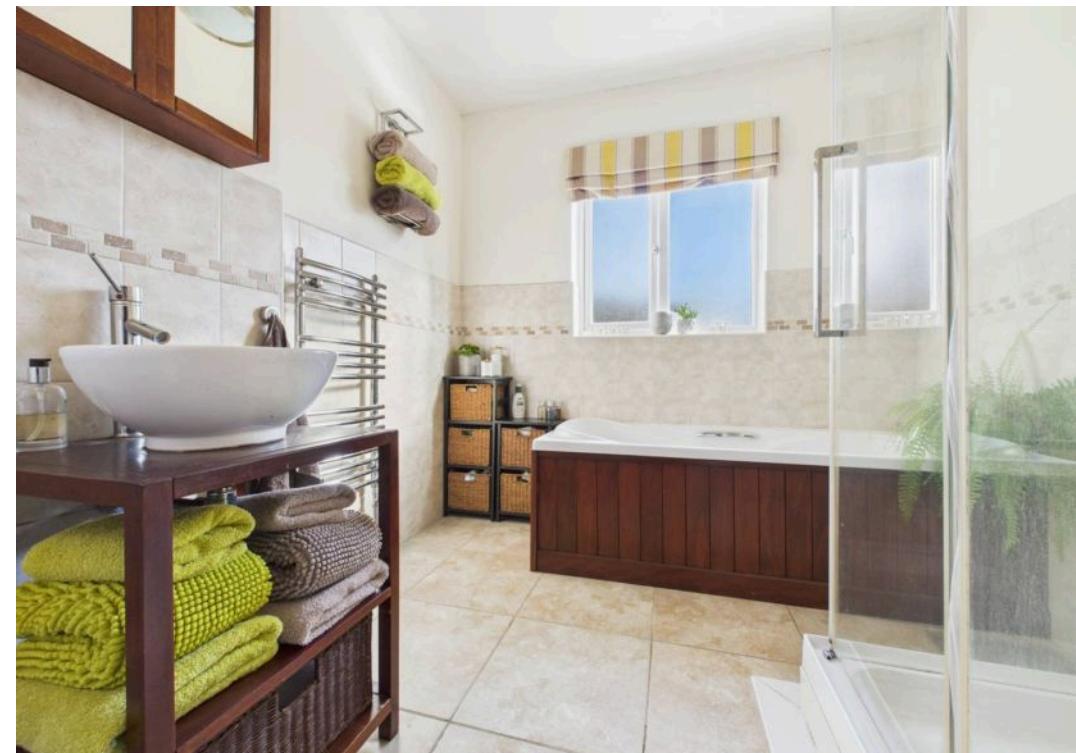
Tenure: Freehold

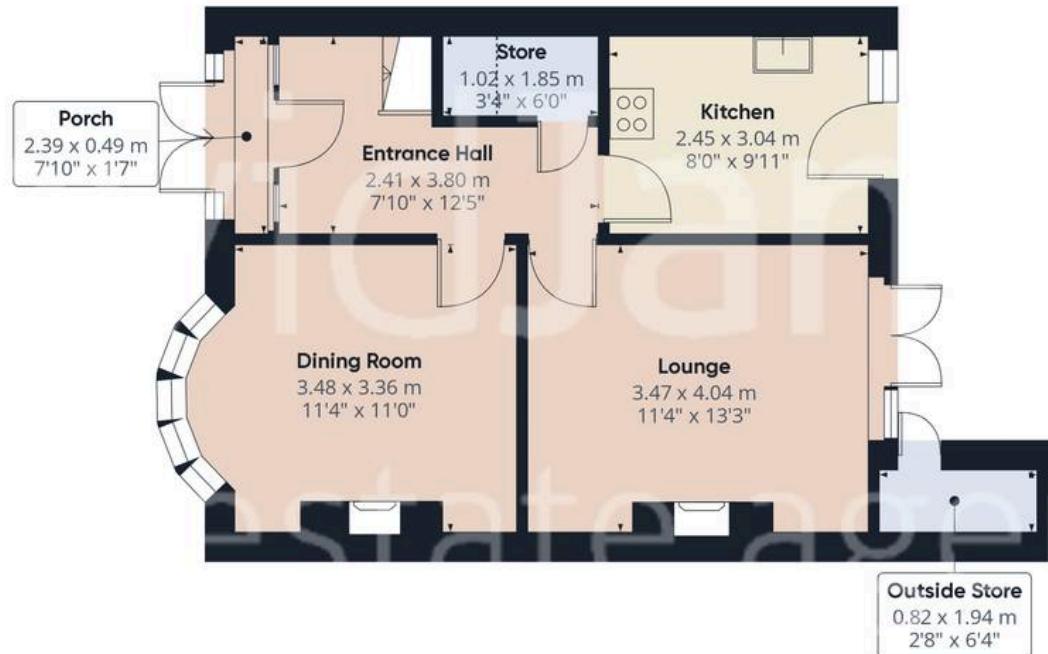
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Traditional semi-detached family home
- Within easy reach of Gedling's local amenities, sought-after schools and the stunning Gedling Country Park
- Welcoming entrance hall with porch and useful understairs storage
- Bright and cosy lounge with a feature focal-point stove burner
- Separate versatile dining room with a feature bow window
- Fitted kitchen with integrated cooking appliances
- Three first floor bedrooms (including two double bedrooms)
- Family bathroom with a four-piece suite (including a separate shower cubicle)
- South-easterly facing and enclosed rear garden with a useful outside store
- Driveway to the front provides convenient off-street parking







Floor 0

Approximate total area⁽¹⁾

88.01 m²

947.33 ft²

Reduced headroom

0.57 m²

6.17 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.