



20 Withnall Close, Gedling – NG4 4LL

Guide Price £300,000 – £325,000

DavidJames
the estate agent



20 Withnall Close

Gedling, Nottingham

GUIDE PRICE £300,000–£325,000 Immaculate 3 bedroom semi-detached home close to both Mapperley and Gedling's amenities! Neutral décor, bright living spaces and a southerly-facing garden plus parking!

Council Tax band: C

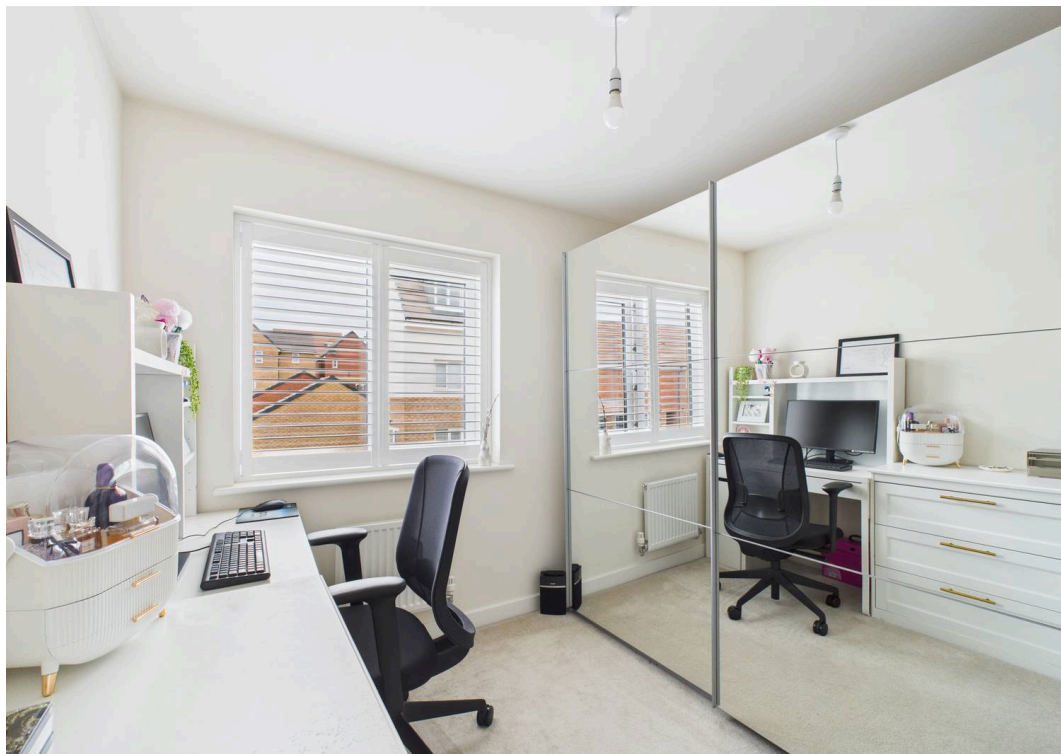
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

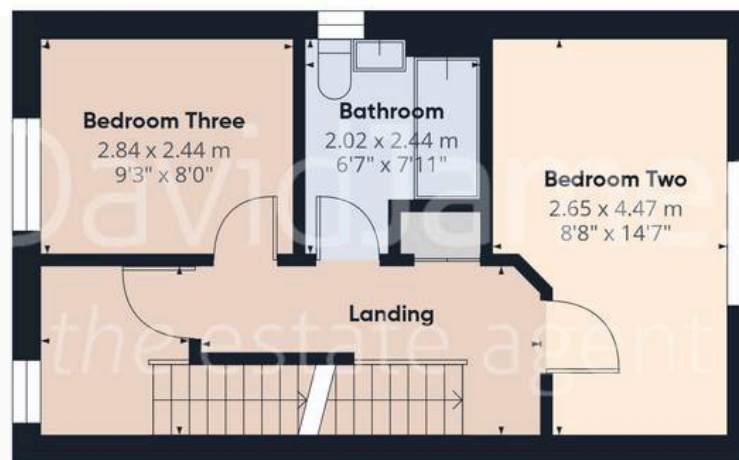
- Immaculate semi-detached family home
- Built in 2022 and with remaining new-build warranty
- Within easy reach of the stunning Gedling Country Park
- Bright and spacious lounge with a feature box window and fitted shutters
- Superb dining kitchen with French doors and integrated appliances
- Convenient downstairs WC
- Three bedrooms (top floor main bedroom with an en-suite shower room)
- Modern family bathroom with a three-piece white suite
- South-easterly facing lawned rear garden with an initial patio seating area
- Tandem driveway provides parking for a minimum of two vehicles







Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

88.3 m²

950 ft²

Reduced headroom

4.1 m²

44 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.

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