



£270,000

HORWOOD DRIVE
GEDLING

- SEMI DETACHED
- MODERN KITCHEN/DINER
- THREE BEDROOMS
- WELL PRESENTED THROUGHOUT
- DRIVEWAY PARKING
- POPULAR LOCATION
- EPC B



Well Presented Three Bedroom Property

PERFECTLY POSITIONED JUST A SHORT WALK FROM GEDLING COUNTRY PARK AND WITHIN EASY REACH OF LOCAL AMENITIES, THIS DELIGHTFUL HOME OFFERS BOTH CONVENIENCE AND COMFORT. THE AREA IS WELL-SERVED BY FREQUENT BUS ROUTES TO NOTTINGHAM CITY CENTRE AND IS CLOSE TO A RANGE OF SCHOOLS, MAKING IT IDEAL FOR FAMILIES AND PROFESSIONALS ALIKE.

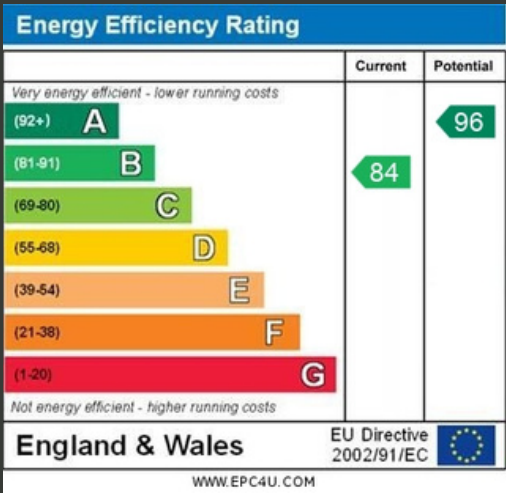
STEP INSIDE TO AN ENTRANCE HALL, WHERE THE GROUND FLOOR FEATURES A CONVENIENT W/C AND A SPACIOUS KITCHEN DINER, PERFECTLY SUITED FOR FAMILY MEALS AND ENTERTAINING. THE BRIGHT AND WELCOMING LIVING ROOM OFFERS WARMTH AND RELAXATION, WITH FRENCH DOORS THAT OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS FLOW BETWEEN INDOOR AND OUTDOOR SPACES.

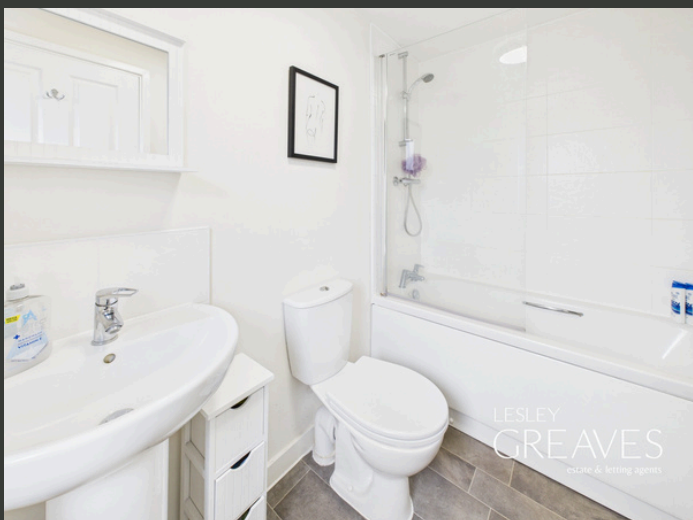
THE MODERN DINING KITCHEN IS FITTED WITH A COMPREHENSIVE RANGE OF UNITS AND INCLUDES AN INTEGRATED OVEN, HOB AND EXTRACTOR. THERE'S AMPLE ROOM FOR A DINING TABLE, SPACE FOR ADDITIONAL FREESTANDING APPLIANCES AND A USEFUL STORAGE CUPBOARD WITH POWER, ENHANCING EVERYDAY PRACTICALITY.

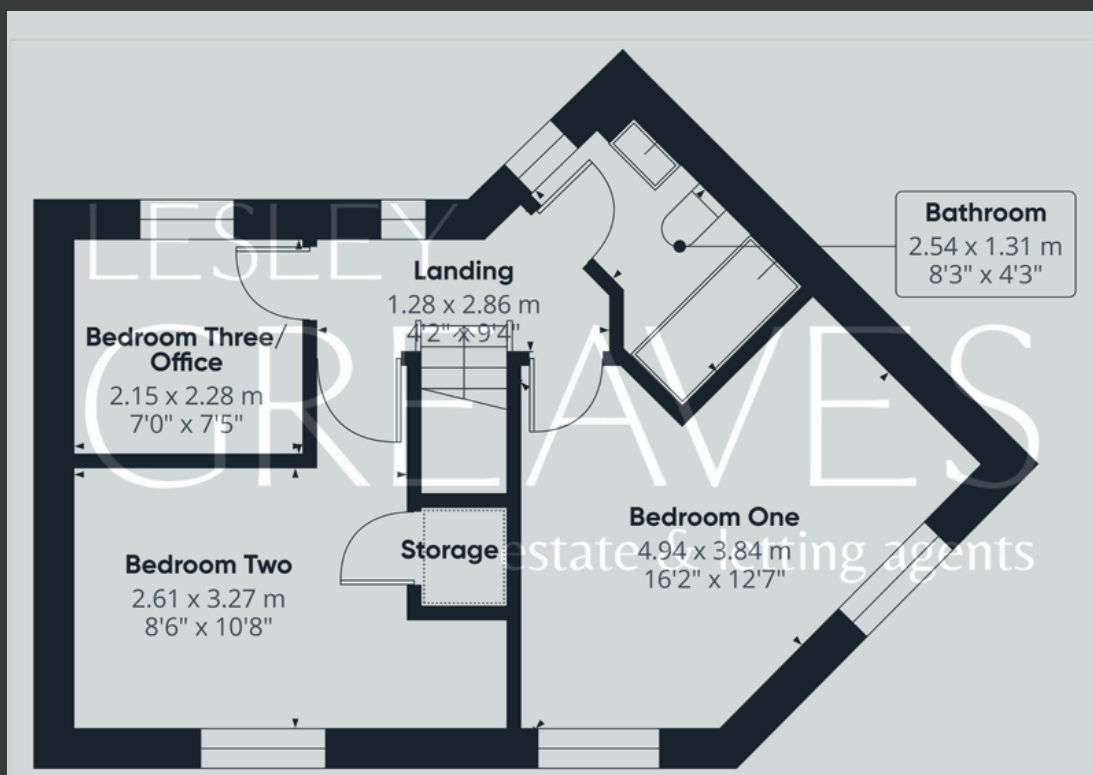
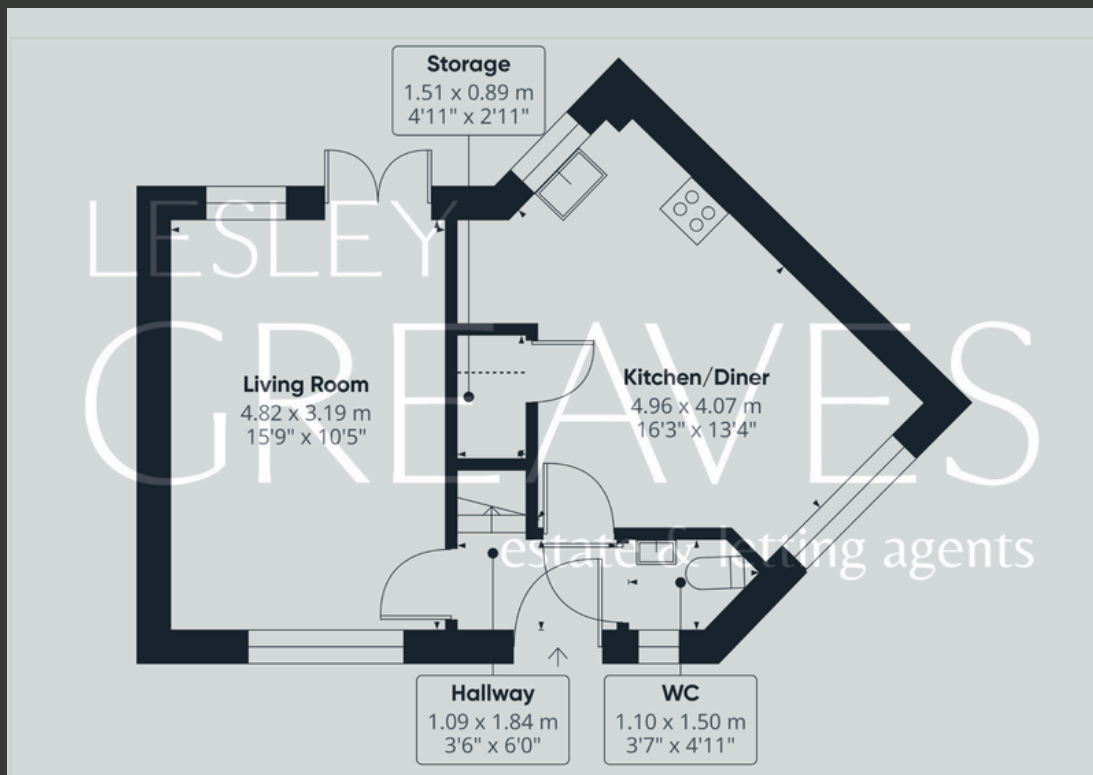
UPSTAIRS, THE FIRST FLOOR HOSTS THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A VERSATILE THIRD BEDROOM THAT COULD EASILY SERVE AS A HOME OFFICE OR NURSERY. THE ACCOMMODATION IS COMPLETED BY A CONTEMPORARY FAMILY BATHROOM FITTED WITH A STYLISH THREE-PIECE WHITE SUITE.

OUTSIDE, THE PROPERTY ENJOYS A PRIVATE REAR GARDEN COMPLETE WITH A SHED WITH POWER PERFECT FOR STORAGE OR HOBBIES. A TANDEM DRIVEWAY PROVIDES PARKING FOR TWO/THREE VEHICLES ADDING CONVENIENCE TO THIS ATTRACTIVE FAMILY HOME.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 78 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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