



# £270,000

GUIDE PRICE

DUCKWORTH CLOSE  
GEDLING

- MODERN HOME
- DETACHED GARAGE
- THREE BEDROOMS
- KITCHEN/DINER
- CLOSE TO GEDLING COUNTRY PARK
- EPC B



## Stylish Three Bedroom Home With Garage

THIS WELL-PRESENTED THREE-BEDROOM HOME OFFERS GENEROUS LIVING SPACE, MODERN INTERIORS AND THE ADDED BENEFIT OF A PRIVATE GARAGE, MAKING IT IDEAL FOR FAMILIES, PROFESSIONALS OR THOSE SEEKING FLEXIBLE ACCOMMODATION.

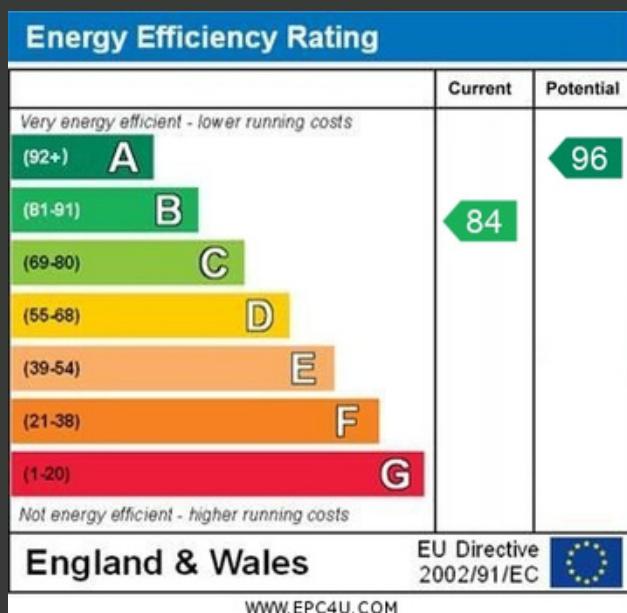
ON THE GROUND FLOOR, THE PROPERTY FEATURES A BRIGHT AND WELCOMING LIVING ROOM WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN, CREATING A SEAMLESS CONNECTION BETWEEN INDOOR AND OUTDOOR SPACE. A SPACIOUS KITCHEN/DINER PROVIDES AMPLE ROOM FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING, WITH MODERN UNITS AND SPACE FOR A DINING TABLE. A CONVENIENT GROUND-FLOOR WC COMPLETES THE LAYOUT.

UPSTAIRS, THE PROPERTY BOASTS THREE BEDROOMS, INCLUDING A PARTICULARLY GENEROUS PRINCIPAL BEDROOM WITH PLENTY OF SPACE FOR FREESTANDING FURNITURE. THE REMAINING TWO BEDROOMS ARE WELL PROPORTIONED AND IDEAL FOR CHILDREN, GUESTS OR HOME OFFICE USE. A CONTEMPORARY FAMILY BATHROOM SERVES THE UPPER FLOOR.

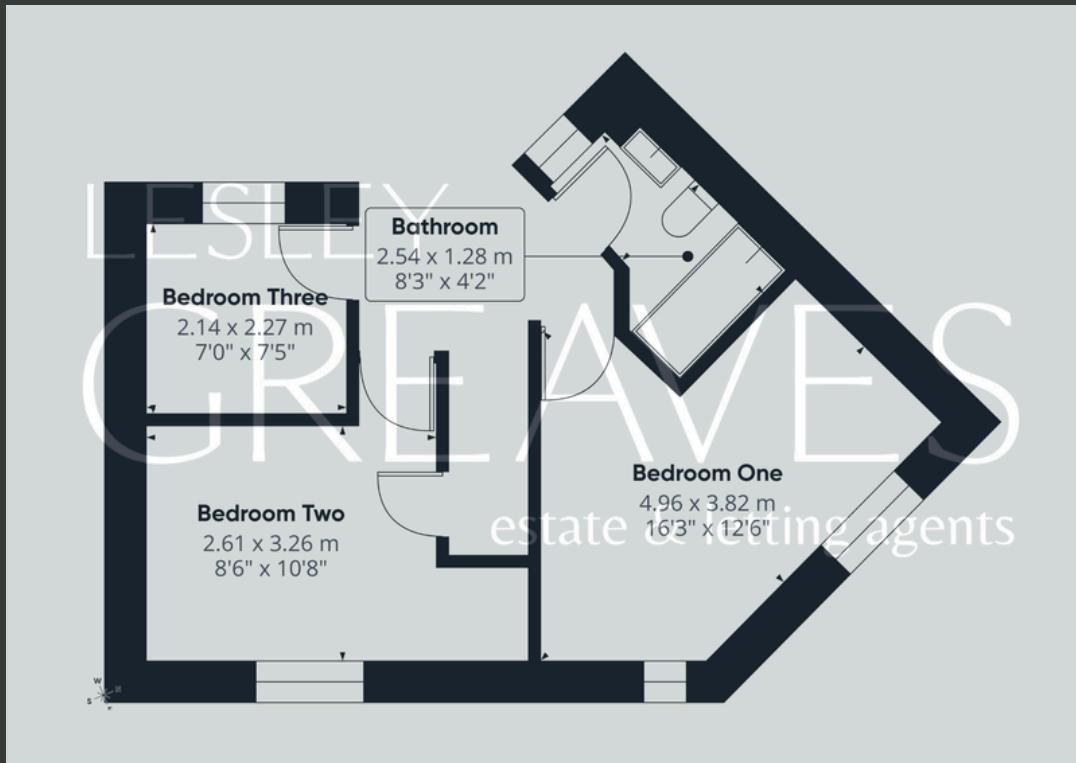
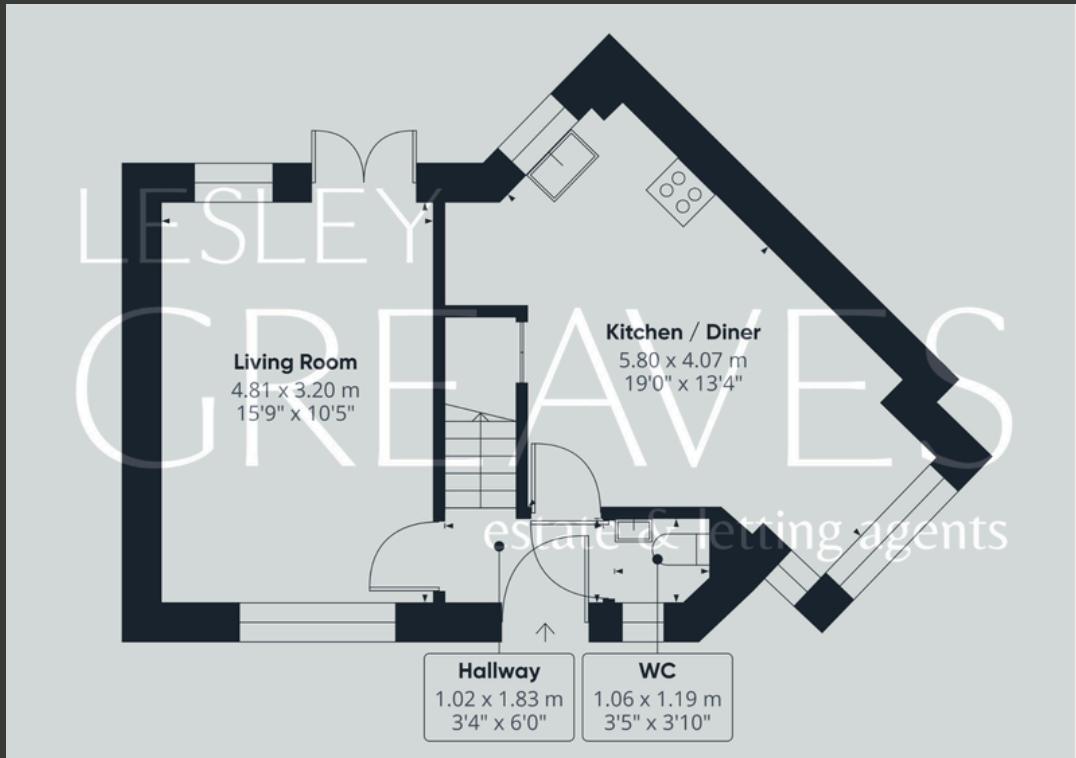
EXTERNALLY, THE ENCLOSED REAR GARDEN OFFERS A MIX OF PATIO AND LAWN, PERFECT FOR RELAXING OR ENTERTAINING, WHILE ENJOYING A GOOD LEVEL OF PRIVACY. THE DETACHED GARAGE PROVIDES SECURE PARKING OR VALUABLE ADDITIONAL STORAGE.

SITUATED IN A POPULAR RESIDENTIAL LOCATION, THE PROPERTY IS CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS. THIS IS A COMFORTABLE, MODERN HOME THAT COMBINES PRACTICAL LIVING SPACE WITH EXCELLENT VERSATILITY.

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







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.

## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)