



## 7 Horsley Lane, Gedling – NG4 4LP

Guide Price £330,000 – £340,000



## 7 Horsley Lane

Gedling, Nottingham

GUIDE PRICE £330,000–£340,000 4 bed modern detached family home on a popular Gedling development! 2 reception rooms, stylish breakfast kitchen, 2 baths, private garden, driveway and garage!

Council Tax band: E

Tenure: Freehold

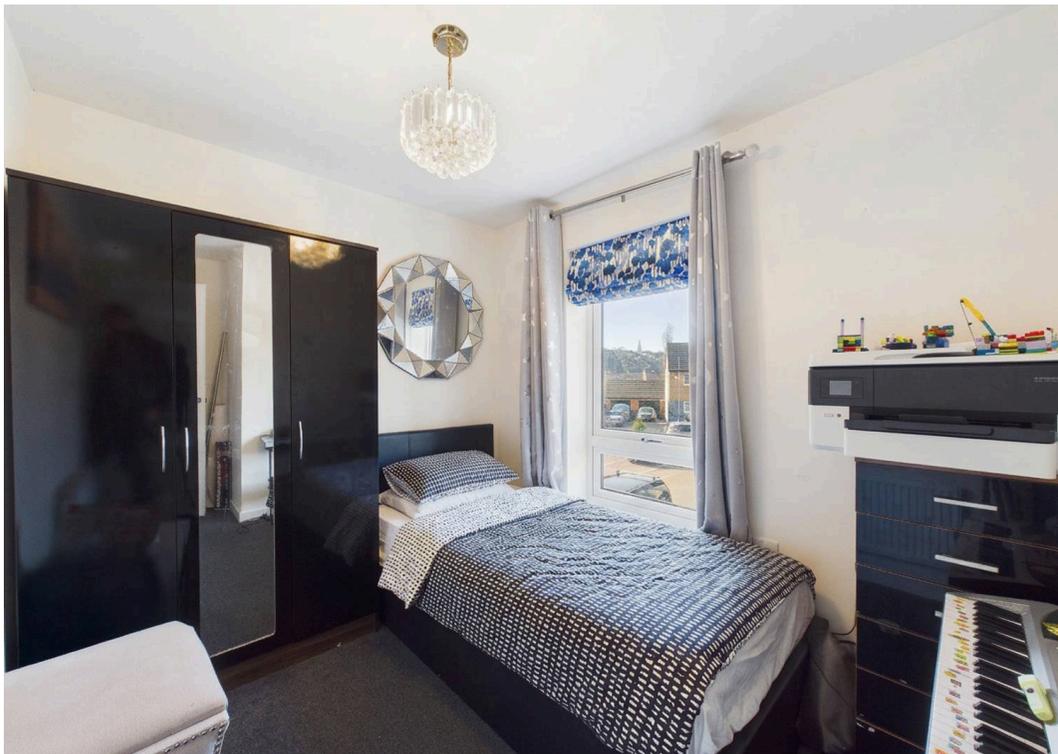
EPC Energy Efficiency Rating: B

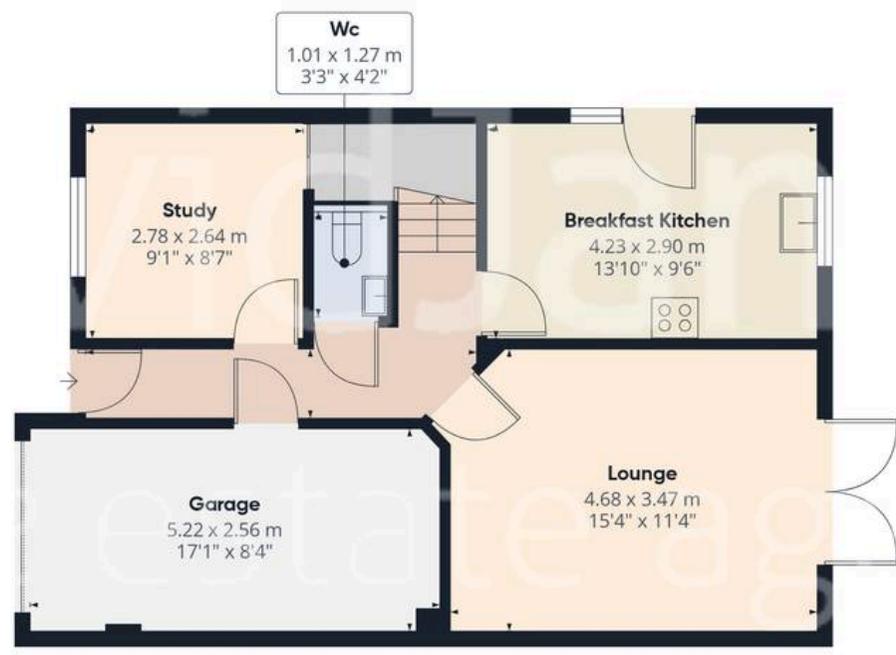
EPC Environmental Impact Rating: B

- Modern detached home on popular development
- Within easy reach of the stunning Gedling Country Park
- Close to a wide range of local amenities, popular schools and transport links
- Spacious accommodation that's ideal for growing families
- Two versatile reception rooms (including a generous lounge with French doors and a separate study/office)
- Modern breakfast kitchen with integrated appliances and space for casual dining
- Stylish and convenient ground floor WC
- Four bedrooms (primary bedroom with fitted wardrobes and a private en-suite)
- Modern family bathroom with a corner rainfall shower and separate bath
- Low-maintenance private garden with patio area leading to artificial grass
- Driveway providing off-street parking for two vehicles and leading to an integral garage









Floor 0

Approximate total area<sup>(1)</sup>  
112.5 m<sup>2</sup>  
1212 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## David James Estate Agents

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