



2 De Buseli Close, Gedling – NG4 2SH

Guide Price £475,000

DavidJames
the estate agent



2 De Buseli Close

Gedling, Nottingham

GUIDE PRICE £475,000 - £500,000 Exceptionally presented 4 double bedroom detached house in sought-after location. Stylish dining kitchen, spacious lounge, luxurious en-suites, study, double driveway and garage, and lawned garden

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

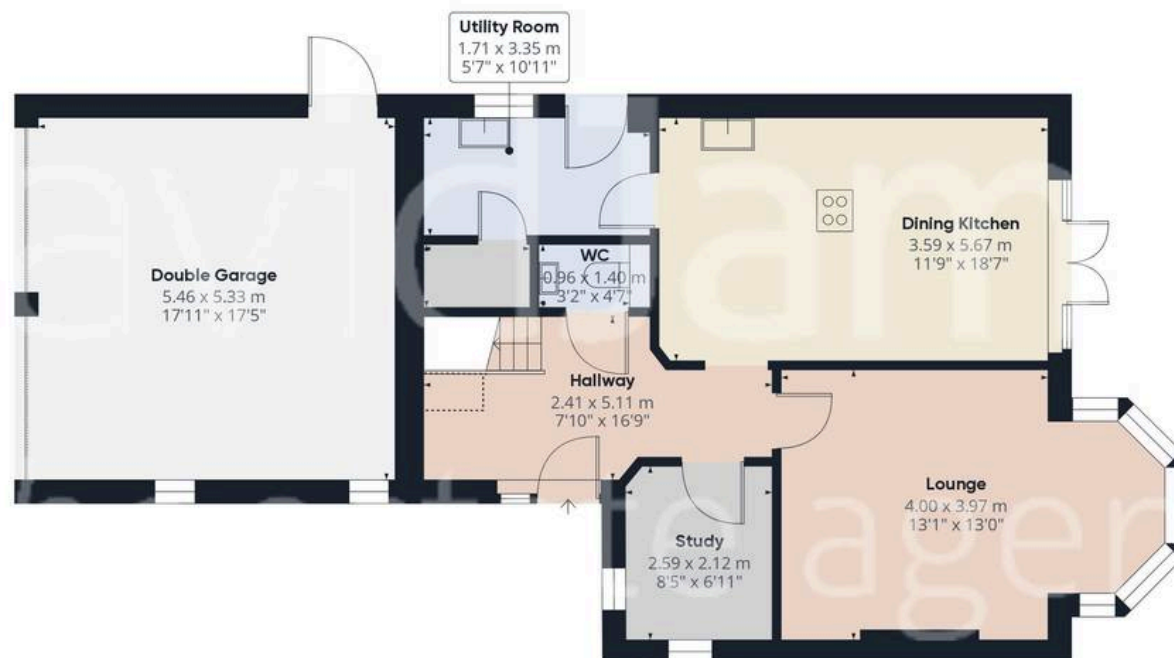
EPC Environmental Impact Rating: C

- Stylishly presented and spacious detached house close to schools and amenities
- Four double bedrooms, principal bedroom with dressing room and en-suite shower room/Wc with mains pressure shower
- Spacious entrance hall with SPC stone finish flooring, ground floor Wc with washbasin
- Lounge with bay window to the rear garden and feature panelling to either side of a central media wall
- Stunning dining kitchen with handleless units, integrated appliances, SPC flooring, feature pelmet and under-cupboard lighting and French doors to the rear garden
- Ground floor study, utility room with good sized storage cupboard
- Bathroom/Wc with white suite, en-suite shower room to bedroom two with mains pressure shower
- Gas central heating (with Nest), UPVC double glazing, CCTV system
- Enclosed lawned garden with patio area









Floor 0



Floor 1

Approximate total area⁽¹⁾

181.79 m²

1956.78 ft²

Reduced headroom

0.44 m²

4.77 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.

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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.