



**12 Conisbrough Avenue, Gedling – NG4 2RE**

Guide Price **£450,000**

**DavidJames**  
the estate agent





## 12 Conisbrough Avenue

Gedling, Nottingham

4-bed detached family home in a quiet cul-de-sac close to local amenities, buses and schools! 3 versatile reception rooms, modern kitchen and a beautiful established garden plus a driveway and garage!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached family home
- Cul-de-sac location close to local amenities, popular schools and frequent bus services
- Three reception rooms (lounge, dining room and versatile sitting/family room/occasional bedroom)
- Superb conservatory with French doors
- Modern breakfast kitchen with integrated appliances and an adjoining utility area
- Four first floor bedrooms (main bedroom with fitted wardrobes and an en-suite)
- First floor family bathroom plus a convenient ground floor WC
- Gas central heating and PV solar panels
- Fantastic established garden with an initial patio seating area, shed and greenhouse
- Driveway provides parking and access to the garage (with power, lights and EV charging point)













Floor 0

**Approximate total area<sup>(1)</sup>**

143.1 m<sup>2</sup>

1541 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





## David James Estate Agents

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