



11 Gedling Grove, Nottingham – NG7 4DU

Guide Price £400,000 – £425,000

DavidJames
the estate agent



11 Gedling Grove

Nottingham, Nottingham

Guide Price £400,000 - £425,000 Refurbished and beautifully-presented home offered to the market with no chain, ideally positioned just a short walk from Nottingham City Centre. Ideal for families or investors!

Council Tax band: C

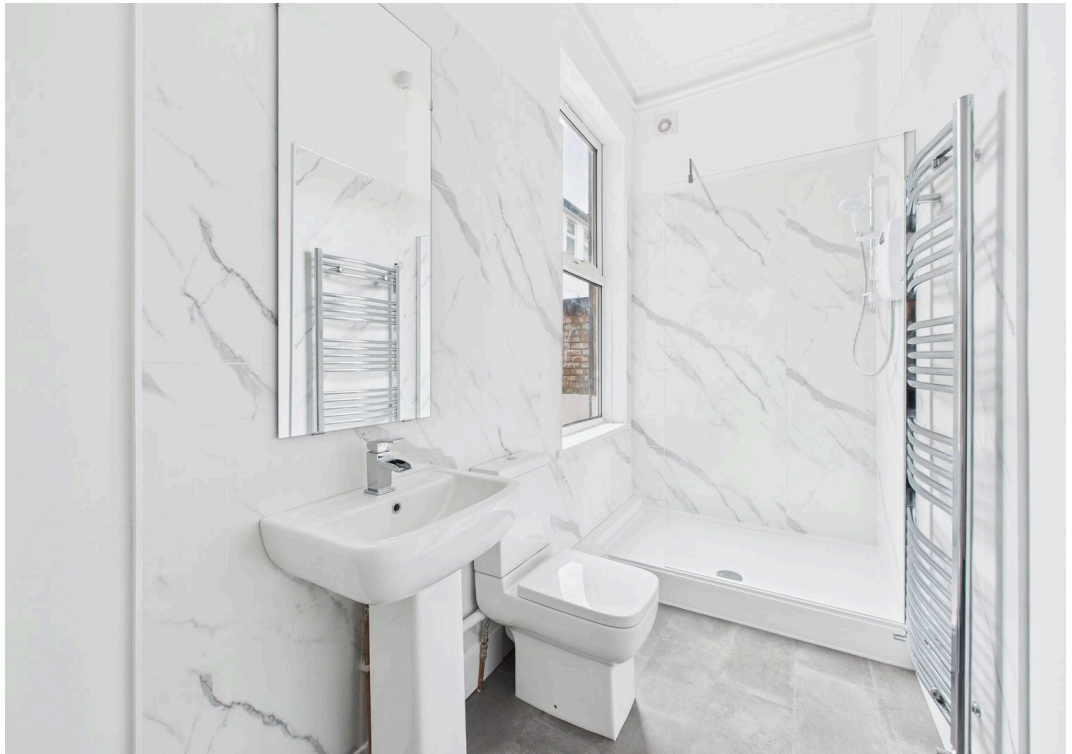
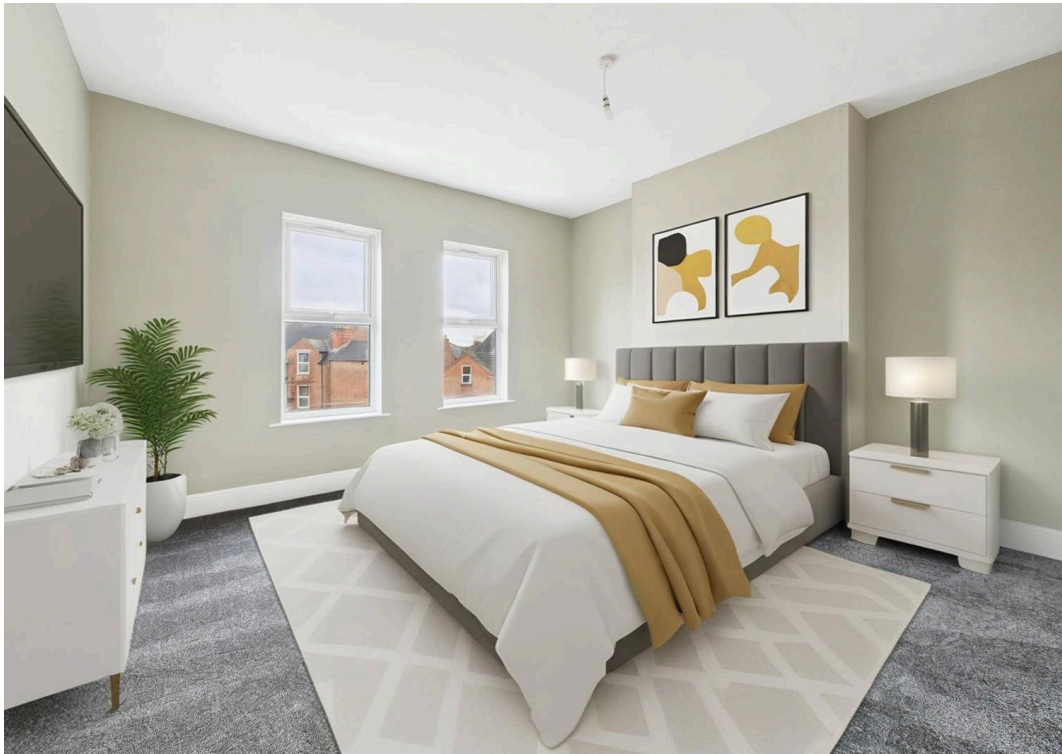
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Refurbished three-storey semi-detached family home
- Offered to the market with no upward chain
- A short walk from Nottingham City Centre's excellent amenities
- Bright and inviting lounge featuring high ceilings and large windows
- Second versatile reception room (ideal as a further sitting room or playroom)
- Stunning newly-fitted open plan dining kitchen with a range of contemporary units and new integrated appliances
- Five bedrooms (versatile first floor bedroom five/office)
- Modern refitted shower/bathrooms on all three levels plus an additional convenient first floor WC
- Low-maintenance enclosed rear garden with patio seating space, artificial lawn and a mature apple tree
- Driveway providing private off-street parking (with additional permit parking available) with permission granted to widen entrance and increase capacity







Floor -1



Floor 0

Approximate total area⁽¹⁾

195.4 m²

2102 ft²



Floor 1



Floor 2

(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.

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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