

# JOHNSONS & PARTNERS

Estate and Letting Agency



**84 LORIMER AVENUE, GEDLING**

NOTTINGHAM, NG4 4WA

**£350,000**





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Detached Family Home | Four Bedrooms | Popular Location | Close to Local Amenities | Garden Room/Home Office | Viewings are Advised | Council Tax Band C | Enclosed Rear Gardens |

Nestled within the heart of Gedling, Nottingham, on the sought-after Lorimer Avenue, NG4, this splendid four-bedroom detached house presents an exceptional living space perfect for families. It's positioned in a popular location, close to local amenities and within the catchment area for reputable schools, ensuring all the essentials for modern family life are conveniently at hand.

As you step inside, you'll discover a welcoming living and dining room, bathed in natural light, offering ample space for family gatherings and entertaining guests. The adjoining snug/TV room provides a cosy retreat for relaxation and family movie nights.

The heart of the home is the well-appointed kitchen, featuring integrated appliances including a dishwasher, fridge, and freezer, simplifying meal preparations and daily routines.

Upstairs, the residence boasts four generously sized bedrooms, ensuring each family member has their own personal haven. The bedrooms are complemented by a family bathroom and an additional separate WC, catering to the needs of a bustling household.

Outside, the mature rear garden, spread across three tiers, invites outdoor living and presents an idyllic backdrop for children's play and alfresco dining. The property further benefits from a versatile garden room that can serve as a home office or a tranquil retreat from the main house.

Ample parking is provided with two designated spaces, adding convenience for residents. This delightful home balances charm with functionality, making it a perfect abode for families seeking a harmonious blend of comfort and convenience in the picturesque setting of Gedling.

Entrance Hallway

Living/Dining Room  
19'9" x 12'7" (6.03 x 3.85)

Snug/TV Room  
11'3" x 8'3" (3.45 x 2.54)

Kitchen  
11'6" x 10'0" (3.51 x 3.07)

WC

First Floor Landing

Bedroom One  
9'6" x 7'6" (2.90 x 2.30)

Bedroom Two  
10'7" x 8'6" (3.25 x 2.61)

Bedroom Three  
11'11" x 8'10" (3.65 x 2.70)

Bedroom Four  
8'10" x 8'3" (2.7 x 2.53)

Bathroom  
7'6" x 5'3" (2.30 x 1.61)

WC

Garden Room  
17'3" x 11'5" (5.28 x 3.48)

Multiple Storage Units

Driveway

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise

you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

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Road Map



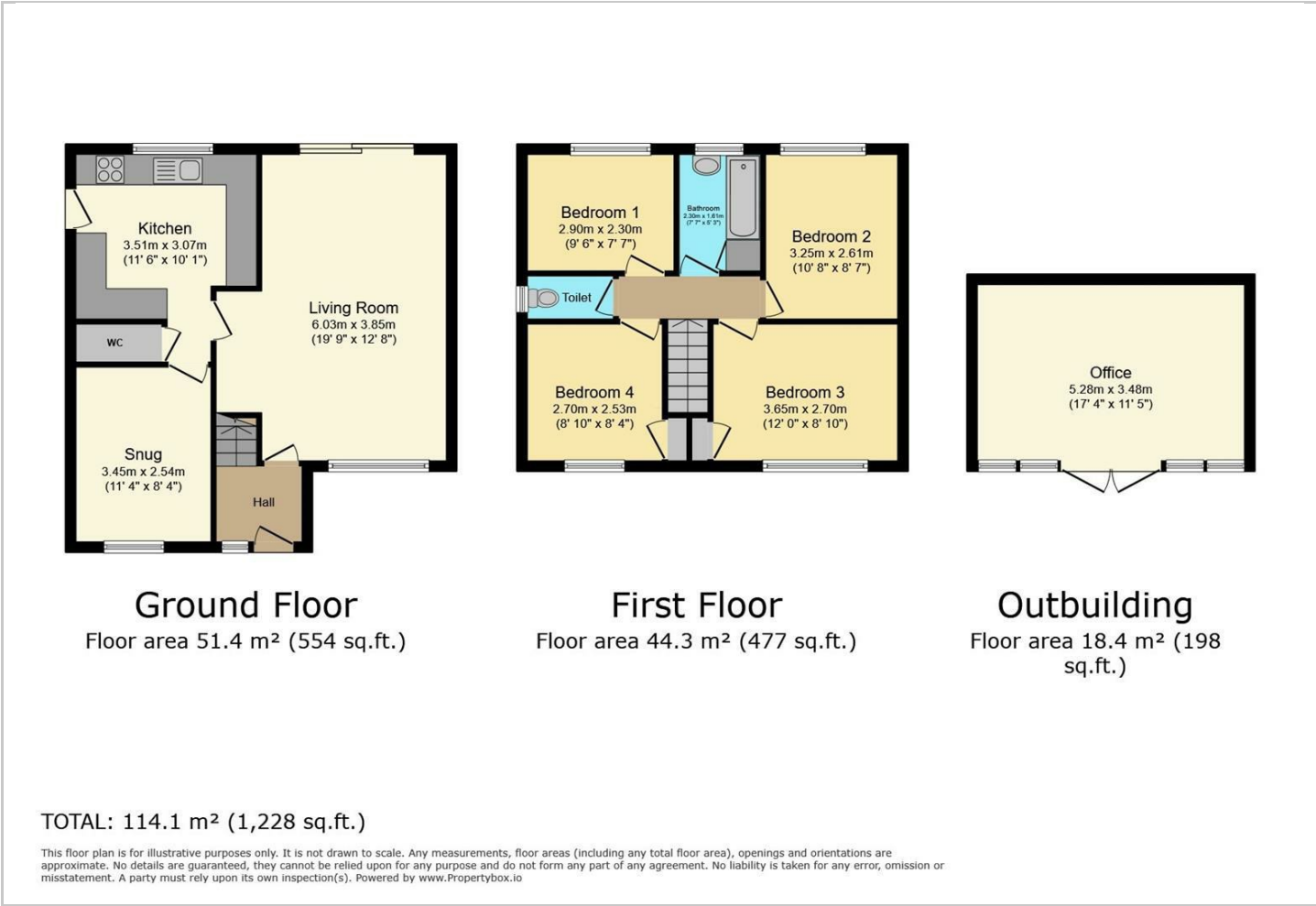
Hybrid Map



Terrain Map



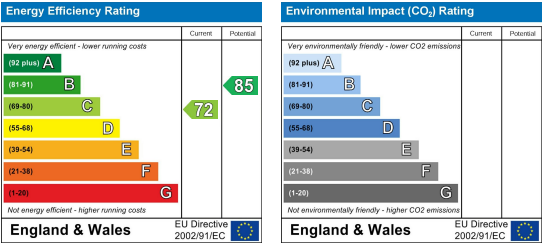
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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