# JOHNSONS & PARTNERS

Estate and Letting Agency



## NORTHBANK FREDA AVENUE, GEDLING

NOTTINGHAM, NG4 4FY

£595,000











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Four Bedroom Detached Home | Fully Integrated Modern Breakfast Kitchen | Spacious Dining Area | Separate Living Room | Detached Double Garage | Views Accross the Countryside | Viewing Advised |

Spacious Main Bedroom with En-Suite | Located in the popular residential haven of Gedling, this splendid four-bedroom detached house at Northbank, Freda Avenue, beckons families seeking a harmonious blend of comfort and sophistication.

Upon entry, one is greeted by the generous living room, bathed in natural light, offers tranquil views of the undulating countryside, creating an inviting retreat for relaxation and family gatherings. Following through, a spacious, open-plan kitchen and dining area, a culinary dream with its fully integrated modern amenities, expansive island, breakfast bar, and adjacent utility room.

This versatile home is thoughtfully designed with two ground-floor bedrooms complemented by a well-appointed bathroom, catering to both convenience and accessibility. Ascend to the first floor, where the master bedroom, boasting a large modern en-suite shower room, provides a private sanctuary. An additional bedroom on this floor amplifies the home's ample accommodation.

Externally, the property does not disappoint. It is enveloped by gardens on the front, rear, and side, offering a plethora of outdoor space for recreation and gardening enthusiasts. The driveway accommodates multiple vehicles, leading to a large detached double garage that solves all your storage and parking needs.

Poised in a sought-after location, this family-oriented residence is in close proximity to local amenities and transport links, ensuring the perfect balance of peaceful living and convenience. With viewings highly recommended, seize the opportunity to make this house your family's new cherished home.

**Entrance Hallway** 

Living Room 17'8" x 17'4" (5.40 x 5.30)

Dining Area 17'3" x 14'11" (5.26 x 4.56)

Kitchen 15'10" x 14'11" (4.83 x 4.57)

Utility 7'0" x 6'2" (2.14 x 1.90)

Bedroom Four 11'0" x 10'4" (3.36 x 3.15)

Bedroom Three 15'1" x 10'3" (4.62 x 3.14)

Bathroom

First Floor Landing

Bedroom One 21'6" x 14'11" (6.57 x 4.57)

En-Suite 7'3" x 6'6" (2.22 x 2)

Bedroom Two 14'10" x 14'7" (4.53 x 4.46)

Garage Ground Floor 21'1" x 18'9" (6.44 x 5.73)

Garage First Floor

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







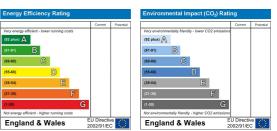
#### Floor Plan



#### 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**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.