



**Withnall Close  
Gedling, Nottingham NG4 4LL**

A BEAUTIFUL THREE BEDROOM  
DETACHED FAMILY HOME FOR SALE IN  
GEDLING!

**Offers In The Region Of £325,000 Freehold**



Welcome to Withnall Close... A Beautifully Presented Three-Bedroom Detached Home in the Heart of Gedling!

Tucked away in a peaceful cul-de-sac in the ever-popular area of Gedling, this immaculate three-bedroom detached family home offers stylish, spacious living in a truly enviable location. With local schools, shops, and transport links close by and the beautiful open spaces of Gedling Country Park just a short stroll away. This property is perfectly positioned for families, professionals, and anyone seeking a blend of convenience and tranquility.

As you step inside, you're welcomed by a bright and inviting entrance hall that immediately gives a sense of warmth and care. The ground floor features a well-appointed kitchen/diner ideal for family meals and entertaining, a handy downstairs WC, and a generous lounge where French doors open out to the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, you'll find three well-proportioned bedrooms, including a stunning master suite complete with its own en-suite shower room. A sleek, modern family bathroom serves the remaining two bedrooms, offering comfort and style.

Outside, the home continues to impress. A private driveway leads to a detached garage, providing off-road parking and additional storage. The enclosed rear garden is a fantastic size making ideal for children, pets, summer gatherings, or simply relaxing after a busy day.

Presented in amazing condition, this is a home you can move straight into and enjoy from day one. With its combination of thoughtful design, excellent location, and beautiful presentation, this is an opportunity not to be missed.

An early viewing is strongly recommended!



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising wall mounted radiator, door to WC, door to kitchen diner, carpeted staircase leading to the first floor landing, door to lounge, carpeted flooring.

### Downstairs WC

3'5" x 4'8" approx (1.05 x 1.44 approx)

Linoleum flooring, double glazed window to the front elevation, wall mounted radiator, WC, handwash basin with mixer tap.

### Lounge

14'8" x 11'5" approx (4.48 x 3.50 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, storage cupboard, TV point, double glazed French doors opening out to the landscaped rear garden.

### Kitchen Diner

10'6" x 16'0" approx (3.22 x 4.89 approx)

Linoleum flooring, wall mounted radiator, double glazed window to the front and rear elevations, a range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, under cabinet lighting, Indesit electric oven with four ring Indesit gas hob over and extractor hood above, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, ample space for dining table.

### First Floor Landing

Carpeted flooring, doors leading off to rooms.

### Bedroom One

9'2" x 13'8" approx (2.81 x 4.19 approx)

Carpeted flooring, built-in storage cupboard, double glazed window to the front elevation, wall mounted radiator, door to en-suite.

### En-Suite

4'10" x 8'5" approx (1.48 x 2.59 approx)

Linoleum flooring, double glazed window to the front elevation, shower cubicle with mains fed shower over, WC, handwash basin with mixer tap, wall mounted radiator.

### Family Bathroom

5'1" x 7'5" approx (1.56 x 2.27 approx)

Linoleum flooring, double glazed window to the rear elevation, wall mounted radiator, WC, bath with mixer tap and mains fed shower over, hand wash basin with mixer tap, tiled splashbacks.

### Bedroom Two

11'5" x 10'2" approx (3.50 x 3.11 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator, access to loft.

### Bedroom Three

6'3" x 8'3" approx (1.91 x 2.54 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator, dado rail.

### Outside

#### Front of Property

To the front of the property there is on road parking and a ramp to the front door, access to the driveway to the side of the property.

#### Side of Property

To the side of the property there is a driveway providing off the road parking, access to the garage.

#### Garage

10'2" x 19'8" approx (3.11 x 6 approx)

Up and over door, light and power.

#### Rear of Property

To the rear of the property there is a landscaped enclosed rear garden with patio area, outdoor power, outdoor water tap, lawned area, pebbled area with seating, fencing and walls to the boundaries, side gated access to the driveway and garage.

#### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

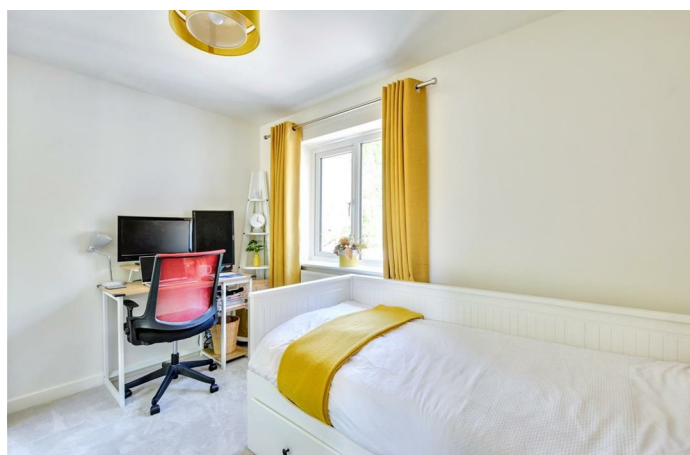
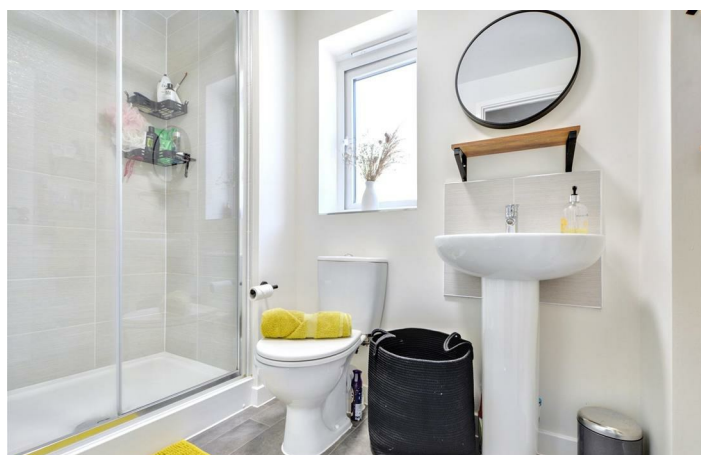
Flood Risk: No flooding in the past 5 years

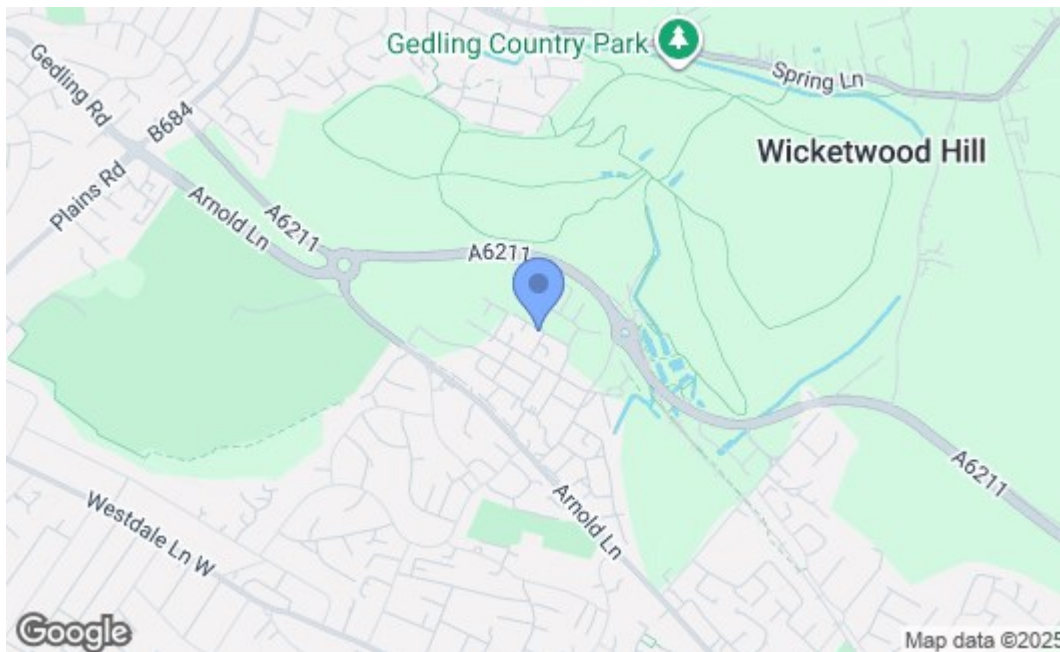
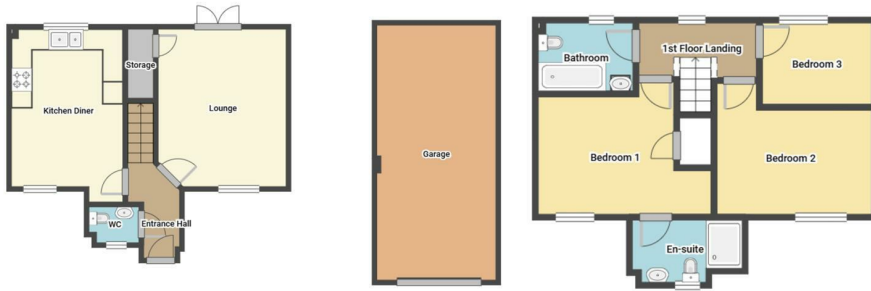
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.