



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

Guide Price £240,000 Freehold

For Sale – Modern Two Bedroom Coach House, Withnall Crescent, NG4
Immaculate Condition | Freehold | Private Garden | Energy Efficient



*** Price Guide £240,000- £250,000***

Positioned on a quiet residential street in the sought-after NG4 area, this stylish and contemporary two-bedroom coach house offers the perfect blend of modern living, privacy, and practicality. Built less than five years ago, the property boasts excellent energy efficiency and has been maintained to an exceptional standard throughout.

Set above a row of three garages, the home benefits from its own private entrance on the ground floor. Two of the garages below are under leasehold ownership to neighbouring properties, while the third garage is included within the freehold title and offers secure, internal access directly from the home — an ideal space for storage, parking, or even conversion to a home gym or workshop (subject to permissions).

Upstairs, the accommodation opens into a beautifully presented, spacious open-plan living area that seamlessly combines kitchen, lounge, and dining space — perfect for entertaining, relaxing, or working from home in comfort. The modern kitchen is well-equipped and blends effortlessly with the sociable layout of the room, making it the heart of the home.

There are two well-proportioned double bedrooms. The master bedroom features a wall-mounted television for added convenience and a touch of luxury, while the second bedroom offers fitted storage and a cleverly designed day bed, making excellent use of space for guests, children, or a home office setup.

A fresh and stylish three-piece family bathroom completes the internal layout, and the property also benefits from loft space for additional storage — a rare and welcome feature in this type of property.

Outside, there is a private garden area offering a peaceful outdoor retreat — ideal for summer evenings, gardening, or simply enjoying your own green space.

With modern construction, immaculate interiors, and a convenient location close to transport links, local amenities, and Nottingham city centre, this coach house is ideal for first-time buyers, downsizers, or investors looking for a low-maintenance, high-quality home.



Entrance Hallway

Modern composite entrance door to the front elevation leading into the entrance hallway comprising laminate floor covering, carpeted staircase leading to the open plan lounge dining kitchen, wall mounted radiator, door leading through to the garage.

Open Plan Lounge Dining Kitchen

Lounge Diner

21'7" x 14'9" approx (6.6 x 4.5 approx)

Carpeted flooring, UPVC double glazed windows to the front and rear elevations, recessed spotlights to the ceiling, wall mounted radiator, door leading through to the hallway, opening through to the kitchen.

Kitchen

10'5" x 7'6" approx (3.2 x 2.3 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over and extractor hood above, integrated fridge freezer, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, laminate floor covering.

Hallway

Carpeted flooring, built-in storage cupboard, wall mounted radiator, doors leading off to:

Bedroom One

10'5" x 14'1" approx (3.2 x 4.3 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Two

10'9" x 9'2" approx (3.3 x 2.8 approx)

UPVC double glazed window to the front elevation, built-in storage cupboard, built-in day bed, carpeted flooring, wall mounted radiator.

Bathroom

6'10" x 9'10" approx (2.1 x 3.0 approx)

Laminate floor covering, wall mounted radiator, panelled bath with mains fed shower over, UPVC double glazed window to the front elevation, vanity wash hand basin with mixer tap, WC, tiled splashbacks.



Garage

21'7" x 11'1" approx (6.6 x 3.4 approx)

Up and over door to the front elevation, wall mounted electrical consumer unit, wall mounted boiler, lighting.

Front of Property

To the front of the property there is a driveway providing off the road parking side gated access to the garden.

Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio, fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

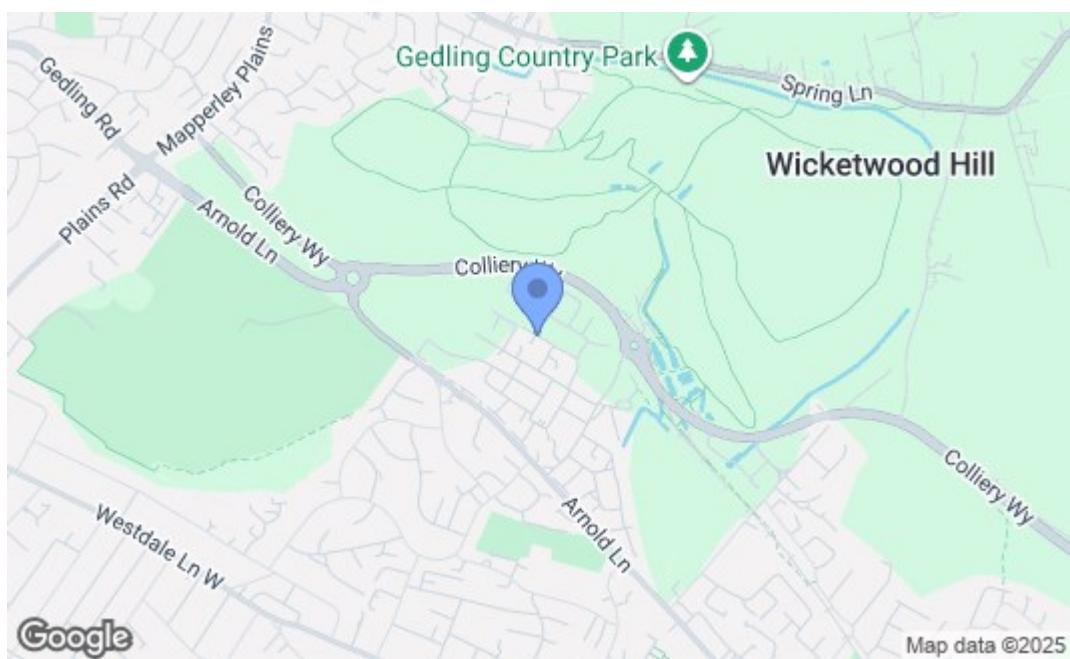
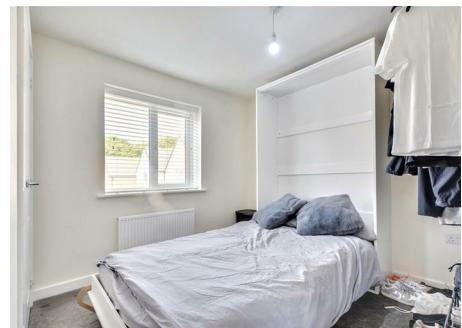
Flood Defences: No

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		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.