



Freda Close,  
Gedling, Nottingham  
NG4 4GP

**£250,000 Freehold**



**\*\*GUIDE PRICE £260,000 - £270,000!\*\***

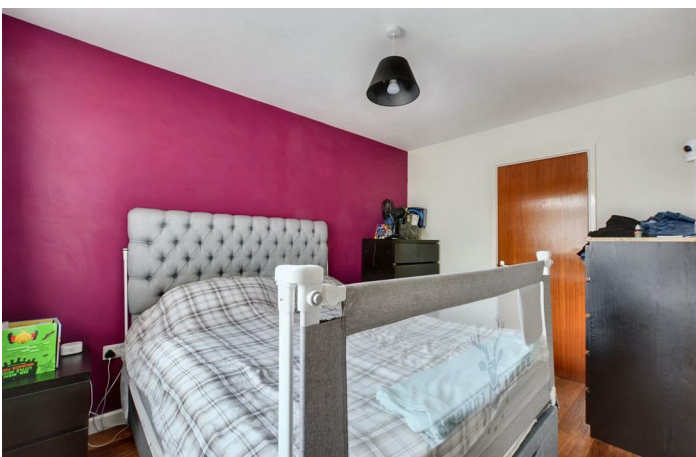
**\*\*STUNNING VIEWS\*\* LARGE DRIVEWAY!\*\***

Robert Ellis Estate Agents are thrilled to present this **FOUR-BEDROOM DETACHED FAMILY HOME**, located in the highly sought-after area of Gedling, Nottingham.

This property enjoys a prime position in Gedling, a popular area known for its close proximity to desirable locations such as Mapperley, Arnold, and the Victoria Retail Park, which offers a variety of major retailers and dining options. Nottingham City Centre is also within easy reach, making it an ideal spot for convenient city access. Additionally, the home is close to schools, shops, a country park, and a golf course, ensuring all amenities are within easy reach.

The property itself features a welcoming entrance porch, an open-plan lounge with a kitchen/diner, an integral garage, four generously sized bedrooms, and a family bathroom. Outside, you'll find ample off-road parking and a low-maintenance, enclosed rear garden—perfect for relaxing or entertaining.

We highly recommend arranging an early viewing to fully appreciate the quality and spaciousness of this superb family home!



## Porch

UPVC door to the front, double glazed window, carpeted flooring and single glazed window and door to the lounge.

## Open Plan Living/Kitchen Diner

### Lounge

13'3" max x 16'7" max (4.05m max x 5.08m max)  
Two wall mounted radiators, double glazed window to the front, stairs to the first floor, fireplace.

### Kitchen Diner

17'4" max x 8'3" max (5.29m max x 2.53m max)  
Carpeted flooring, part lino flooring, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, double glazed window to the rear, four ring gas hob, electric oven below, door to garage. Double glazed sliding door to the rear.

### First Floor Landing

Carpeted flooring, airing/storage cupboard and doors to:

### Bedroom 1

11'11" max x 9'1" max (3.65m max x 2.77m max)  
Wood effect laminate flooring, double glazed window to the front, wall mounted radiator and door to:

### En-Suite

Wood effect laminate flooring, tiled splashbacks, double glazed window to the rear, wash hand basin with mixer tap, low flush w.c., wall mounted radiator and shower cubicle with tiled splashbacks and electric shower.

### Bedroom 2

8'5" max x 10'5" max (2.59m max x 3.2m max)  
Laminate flooring, double glazed window to the rear, wall mounted radiator, coving to the ceiling.

### Bedroom 3

6'4" max x 7'10" max (1.94m max x 2.4m max)  
Laminate flooring, double glazed window to the front, wall mounted radiator and coving to the ceiling.

### Bathroom

Linoleum flooring, low flush w.c., tiled splashbacks, double glazed window to the rear, wall mounted radiator, wash hand basin with mixer tap, bath with mixer tap.

## Outside

To the front of the property there is a driveway for multiple cars and access to the garage, bin storage space, pebbled and brick borders. Lovely views over the surrounding area.

To the rear there is a patio area, low maintenance garden with shrubs to the borders and fencing to the boundaries. Door to the garage and a garden shed.

## Garage

9'2" max x 15'11" max (2.8m max x 4.86m max)  
Up and over door, power and lighting, plumbing for a washing machine, boiler, door to the rear and space for a fridge freezer.

## Council Tax

Gedling Borough Council Band C

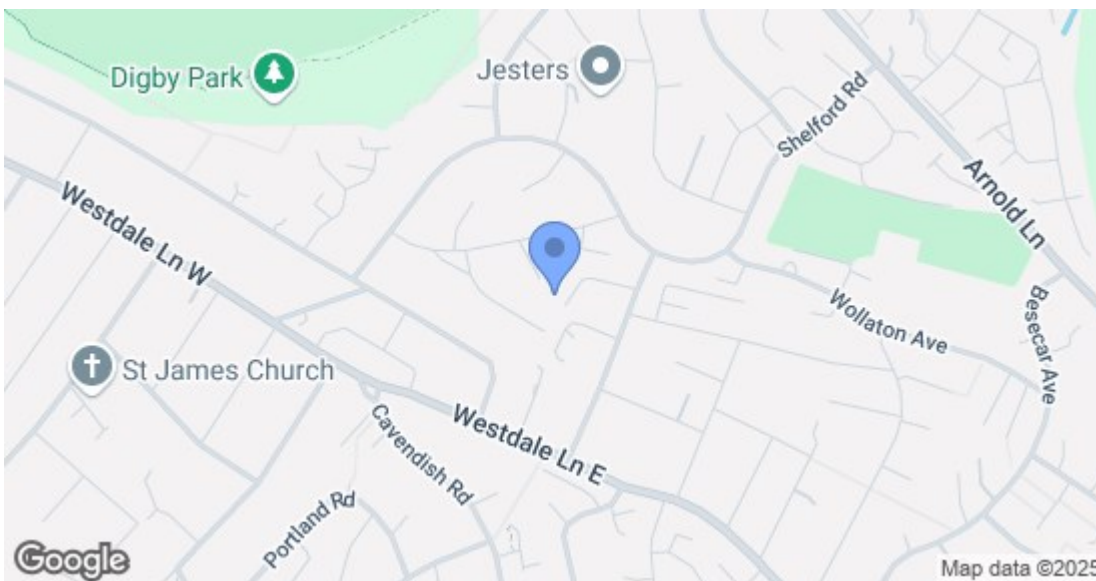
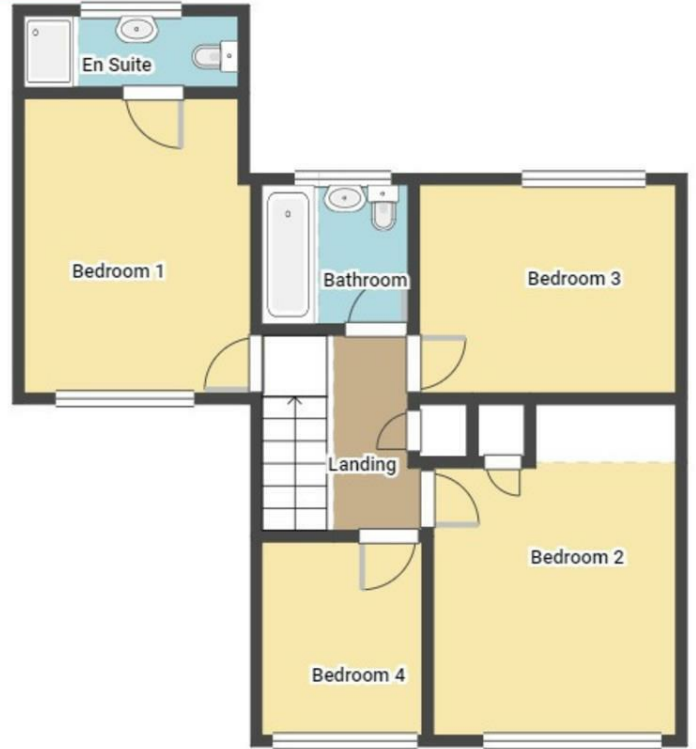
## Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 6mbps Superfast 67mbps Ultrafast 1000mbps  
Phone Signal – 02, Three, EE, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water very low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

928MR/HM



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating																							
Current	Potential																						
<table border="1"> <tr><td colspan="2">Very energy efficient - lower running costs</td></tr> <tr><td>(92 plus) A</td><td></td></tr> <tr><td>(81-91) B</td><td></td></tr> <tr><td>(69-80) C</td><td></td></tr> <tr><td>(55-68) D</td><td></td></tr> <tr><td>(39-54) E</td><td></td></tr> <tr><td>(21-38) F</td><td></td></tr> <tr><td>(1-20) G</td><td></td></tr> <tr><td colspan="2">Not energy efficient - higher running costs</td></tr> </table>	Very energy efficient - lower running costs		(92 plus) A		(81-91) B		(69-80) C		(55-68) D		(39-54) E		(21-38) F		(1-20) G		Not energy efficient - higher running costs		<table border="1"> <tr><td></td><td>83</td></tr> <tr><td>68</td><td></td></tr> </table>		83	68	
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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.