



5



3



3



D

DavidJames
the estate agent

Gedling Grove, Nottingham, NG7 4DU

£2,000 Per Month

About This Property

Welcome to this beautifully presented, refurbished semi-detached home. Effortlessly combining character charm with modern finishes, this property is conveniently positioned just a short walk from Nottingham City Centre and frequent transport links whilst providing generous and versatile living accommodation.

The main door opens into an impressive entrance hall that immediately sets the tone for this superb home. To the left, a grand lounge showcases elegant high ceilings with detailed coving, a decorative ceiling rose and large windows that fill the room with natural light, enhancing the fresh neutral décor and soft grey carpeting. Beyond the lounge is a versatile second reception room.

A further dining room flows effortlessly to the newly fitted kitchen, which boasts a generous range of gloss-finish units with a new range of new integrated appliances. French doors open directly onto the rear garden.

The ground floor also incorporates a refitted shower room with a three-piece suite comprising a walk-in cubicle, WC and washbasin plus a chrome-finish heated towel rail.

The first floor includes three bedrooms alongside a stylish four-piece bathroom (with both a bath and separate shower cubicle with twin-head shower) plus an additional WC for convenience. The top floor hosts two further bedrooms and a dressing area which in turn gives access to a contemporary three-piece shower room, complete with twin shower heads to the open cubicle and sleek marble-effect tiling.

Externally, the property enjoys a low-maintenance rear garden featuring a patio area and artificial lawn. To the front, there is a driveway providing off-street parking and a small garden area, with additional permit parking available on the street.

The property also benefits from a large cellar, accessed via the hallway and divided into three sections with lighting and good ceiling height.

TENANCY DETAILS

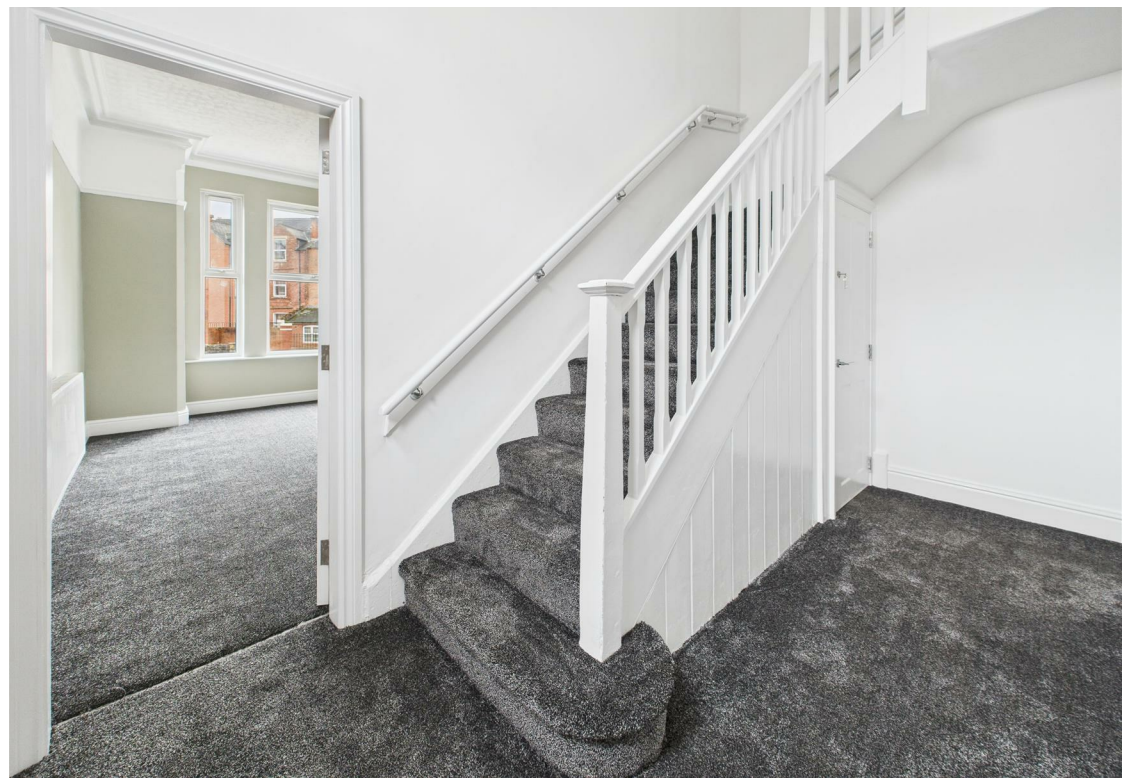
Available From: NOW

Furnishing: Unfurnished

EPC Rating: D

Council Band: A

- Refurbished three-storey semi-detached family home
- Five bedrooms (versatile first floor bedroom five/office)
- Modern refitted shower/bathrooms on all three levels plus an additional convenient first floor WC
- Bright and inviting lounge featuring high ceilings and large window
- Second versatile reception room (ideal as a further sitting room or playroom)
- Stunning newly-fitted open plan dining kitchen with a range of contemporary units and new integrated appliances
- UPVC double glazing, gas central heating
- Low-maintenance enclosed rear garden with patio seating space, artificial lawn and a mature apple tree
- Driveway providing private off-street parking (with additional permit parking available)
- A short walk from Nottingham City Centre's excellent amenities







Floor -1



Floor 0



Floor 1



Floor 2

DavidJames
the estate agent

Approximate total area⁽¹⁾
195.4 m²
2102 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band: C
Nottingham City Council

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Mapperley, Nottingham, NG3 5JU
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark
PROTECTED

**The Property
Ombudsman**