



Guide Price £350,000-£375,000

Yew Tree Lane, Gedling, Nottingham NG4 4AN

EPC Rating D



Deceptively spacious detached house in prime location for sought after schools, both primary and secondary. The accommodation spans two floors and briefly comprises an enclosed porch, a galleried landing with stairs to the ground floor, doors to a modern re-fitted shower with a mains fed walk in shower and to three double bedrooms with fitted furniture to bedroom one along with a bay window and door leading to a side patio area. To the ground floor is the living room with doors onto the side garden and feature wall mounted fire, four piece white bathroom with both electric shower and bath, second reception room/study and kitchen diner with breakfast bar, integrated fridge freezer, fitted oven, hob and extractor, picture windows and doors overlooking the rear landscaped garden. There is parking to the front, access to the integral garage and gated access at both sides. The rear garden is lawned with borders for plants and shrubs which continues at the side and leads to a paved patio area. Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold

PORCH 3' 11" x 2' 10" (1.19m x 0.86m)

HALLWAY 23' 0" x 4' 0" (7.01m x 1.22m)

SHOWER ROOM 10' 2" x 5' 8" maximum (3.1m x 1.73m)

BEDROOM ONE 11' 8" x 10' 3" (3.56m x 3.12m)

BEDROOM TWO 12' 8" x 10' 10" maximum into recess (3.86m x 3.3m)

BEDROOM THREE 10' 10" x 10' 1" (3.3m x 3.07m)

LOWER FLOOR HALLWAY 12' 8" x 5' 11" maximum (3.86m x 1.8m)

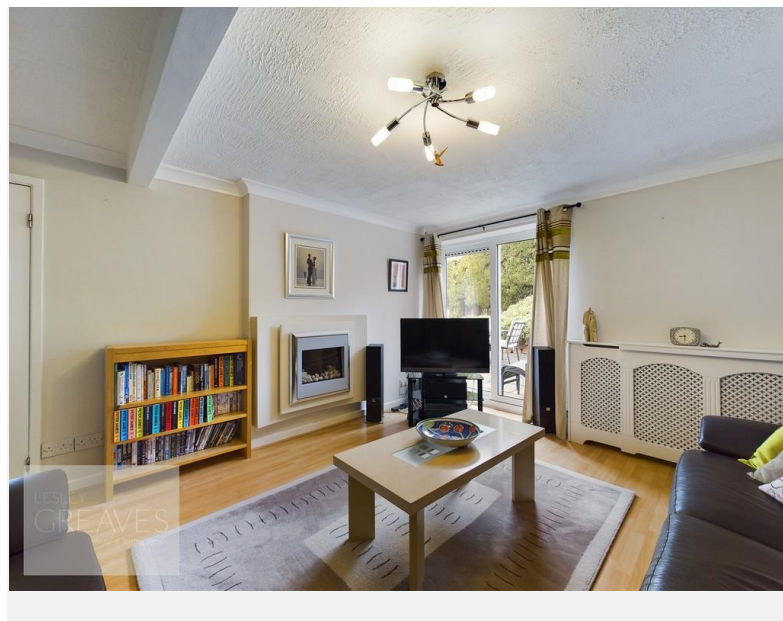
SECOND RECEPTION ROOM 13' 0" x 7' 3" (3.96m x 2.21m)

BATHROOM 10' 0" x 6' 3" (3.05m x 1.91m)

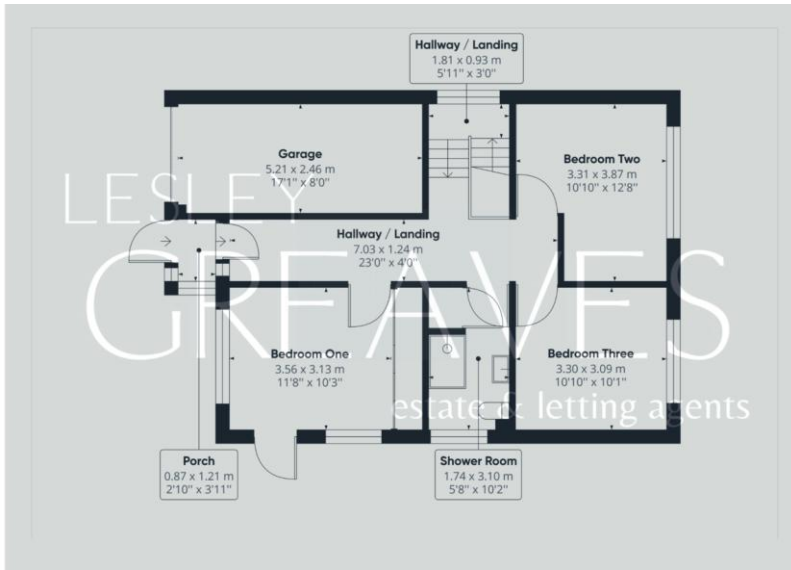
LIVING ROOM 14' 6" x 12' 7" (4.42m x 3.84m)

KITCHEN/DINER 23' 3" x 10' 10" (7.09m x 3.3m)

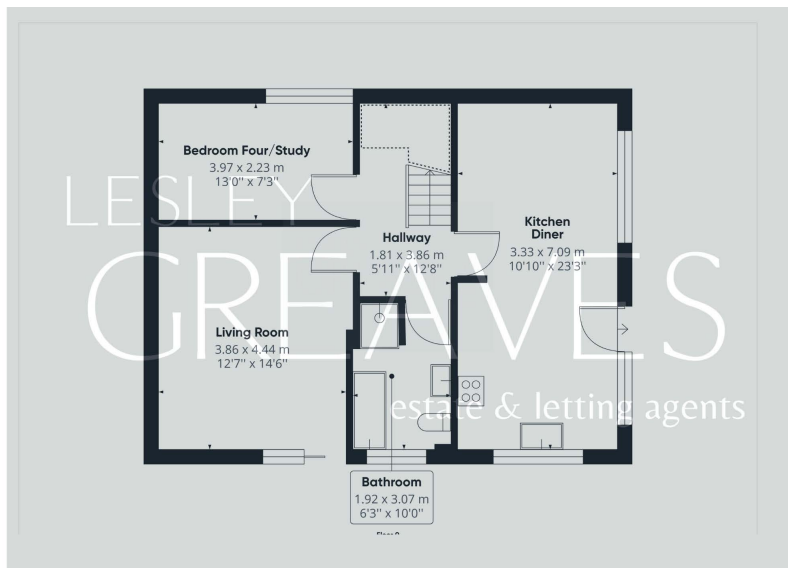
GARAGE 17' 1" x 8' 0" (5.21m x 2.44m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

