

Offers Over £400,000

Blackthorn Close, Gedling, Nottingham

NG4 4AU EPC Rating C



Well presented four bedroom detached home in a popular location which spans three floors. To the ground floor there is access to an office which is situated to the front of the property which makes it ideal with todays living, a further reception room to the rear which has a multitude of uses, utility room leading to the WC. There is also a door to the garage and staircase to the first floor.

To the first floor there is a living room which is a good space and has a Juliet balcony to the front, to the rear of the property is a modern kitchen living area which is perfect for entertaining with patio doors leading to the rear garden. The kitchen is modern and has a double oven, extractor, integral dishwasher and an American fridge freezer that is being sold by separate negotiation.

To the second floor is a family bathroom with mains fed shower, four bedrooms with the master bedroom having an en-suite shower room. The fourth bedroom has been changed to have a door opening to the master bedroom for the purpose of using the room as a dressing room, however the door could be blocked back up to allow it be used as a fourth bedroom.

To the front of the property is a driveway leading to the garage and has gated access to the rear garden. The rear garden is a paved patio area with raised borders for plants and shrubs.

This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.

HALLWAY 22' 6" x 7' 4" (6.87m x 2.25m)

OFFICE 14' 0" x 6' 6" (4.27m x 2.00m)

GAMES ROOM/RECEPTION ROOM 12' 7" x 10' 9" (3.85m x 3.28m)

UTILITY ROOM 7' 4" x 7' 3" (2.25m x 2.21m)

WC 7' 3" x 3' 0" (2.21m x 0.92m)

GARAGE 19' 1" x 8' 8" (5.84m x 2.66m)

LANDING 7' 10" x 4' 8" (2.41m x 1.43m)

LIVING ROOM 20' 4" x 14' 2" (6.22m x 4.34m)

KITCHEN/LIVING ROOM 20' 4" x 19' 3" (6.22m x 5.87m)

LANDING 7' 10" x 6' 5" (2.39m x 1.97m)

MASTER BEDROOM 12' 8" x 10' 2" (3.87m x 3.12m)

ENSUITE 9' 6" x 3' 11" (2.92m x 1.20m)

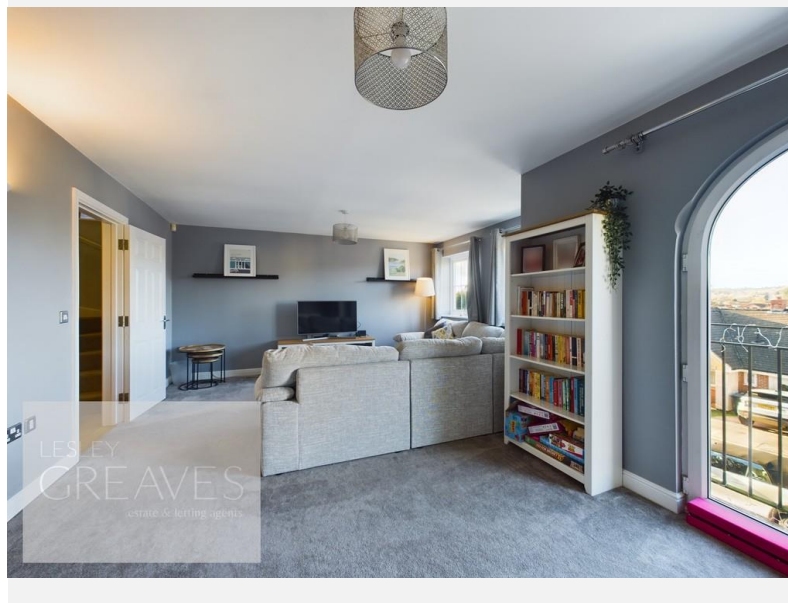
BEDROOM TWO 14' 4" x 9' 11" (4.38m x 3.04m)

BEDROOM THREE 10' 0" x 8' 9" (3.05m x 2.68m)

BEDROOM FOUR/DRESSING ROOM 10' 11" x 4' 11" (3.33m x to the face of the wardrobe 1.52m)

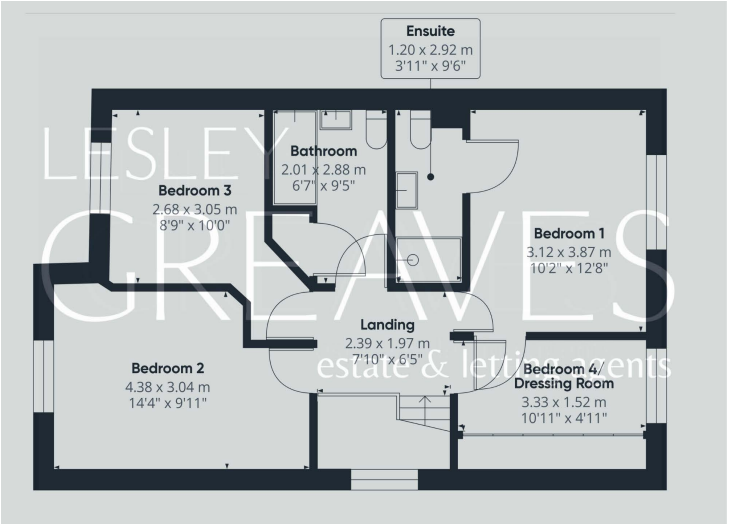
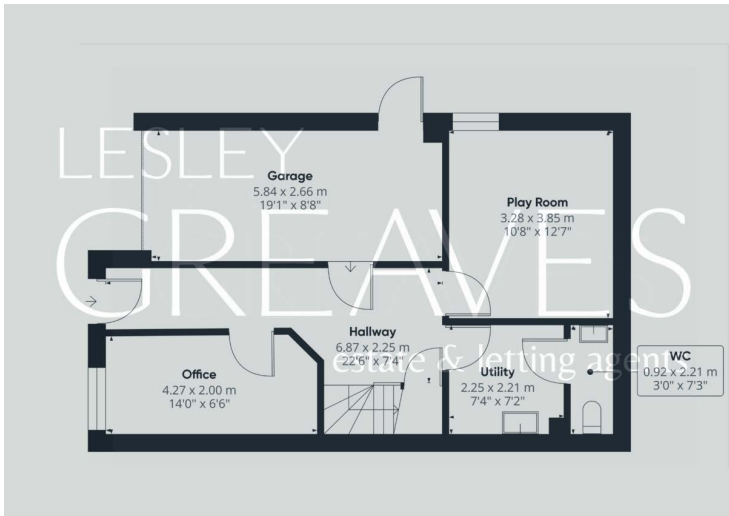
FAMILY BATHROOM 9' 5" x 6' 7" (2.88m x 2.01m)

- Freehold
- Council tax band E



# LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

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 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.



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