





Guide Price £395,000

Beaumaris Drive
Gedling
Nottingham
Nottinghamshire
NG4 2RA

EPC Rating D

A well presented, modern, FOUR bedroom home located within this sought after established residential location. In brief the accommodation comprises a reception hallway with composite door and wired alarm, living area with modern gas fire and stone surround, dining area with sliding doors leading to the conservatory and modern kitchen completes the ground floor. To the first floor there are four good sized bedrooms with en-suite to master and a family bathroom . Outside, there is a good sized block paved driveway providing ample parking for multiple cars as well as access to the integral single garage. There is also an electric car charging point To the rear there is a private garden with a patio, generous lawn and established borders . As well as great accommodation and views of greenspace, the location is also very popular and as such we strongly recommend an early internal viewing. Gedling is a well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facilities. It is also well known for its Country Park which has a play area and café.





ENTRANCE HALL

3' 3" x 2' 10" (1.66m x 0.88m)

LIVING AREA

13' 6" x 11' 4" (4.12m x 3.46m)

DINING AREA

9' 4" x 8' 9" (2.87m x 2.69m)

CONSERVATORY

10' 6" x 9' 9" (3.21m x 2.98m)

KITCHEN

14' 5" x 8' 10" (4.40m x 2.70m)

LANDING

8' 7" x 2' 9" (2.63m x 0.85m)

FAMILY BATHROOM

8' 9" x 6' 10" (2.68m x 2.10m)

MASTER BEDROOM

12' 0" x 11' 5" (3.67m x 3.48m)

EN-SUITE

11' 11" x 4' 8" (3.64m x 1.44m)

BEDROOM TWO

8' 4" x 10' 5" (2.56m x 3.18m)

BEDROOM THREE

7' 10" x 7' 3" (2.39m x 2.21m)

BEDROOM FOUR

10' 4" x 6' 9" (3.17m x 2.08m)

GARAGE

17' 10" x 8' 5" (5.46m x 2.59m)



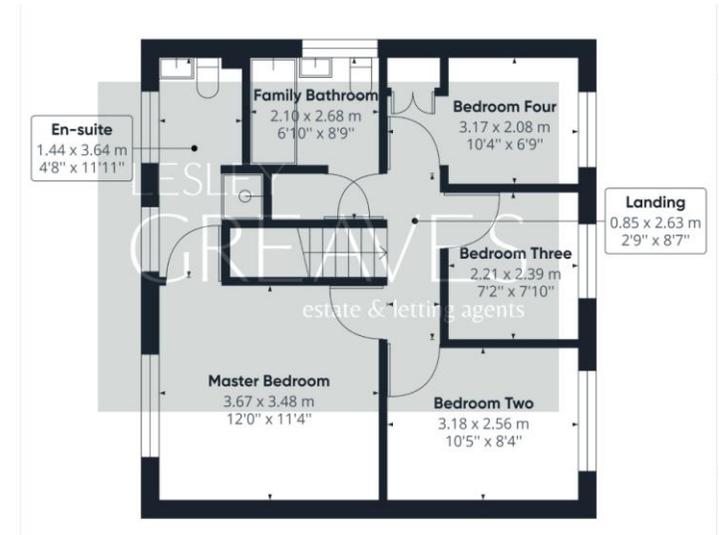
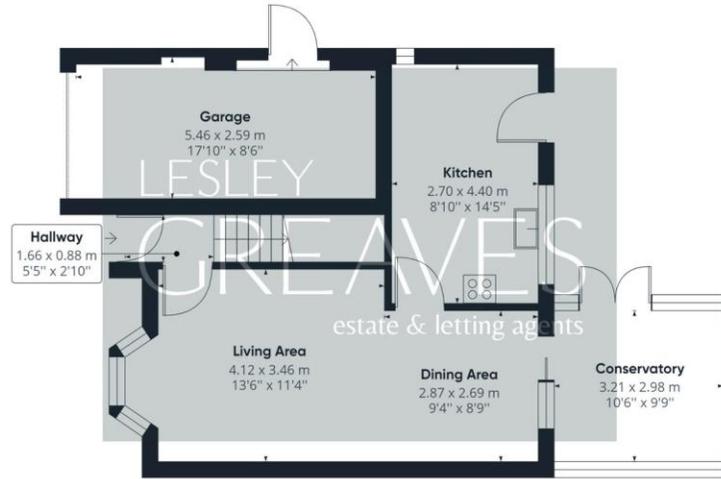
Tenure: Freehold

Council Tax Band D

Local Authority: Gedling Borough Council

Property Directions:

From our office in Gedling proceed on Main Road to the mini traffic island and take the second exit staying on Main Road which in turn becomes Shearing Hill. At the traffic light junction turn left into Burton Road then take the fourth turning on the right into Beaumaris Drive. Follow the road to the bottom and turn right where the property can be found at the end of road.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Gedling

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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

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