



Inger Drive
Gedling, Nottingham NG4 4NJ

A WELL PRESENTED FOUR BEDROOM
DETACHED HOME SITUATED IN GEDLING.

Guide Price £380,000 Freehold



****GUIDE PRICE £380,000 - £390,000****

Robert Ellis Estate Agents are delighted to bring to market this well-presented four-bedroom detached family home, ideally located in the popular residential area of Gedling, Nottingham. Perfect for growing families, the property offers a versatile layout across three floors, with excellent access to local schools, shops, and transport links.

Upon entering, you're welcomed into a spacious entrance hall giving access to a downstairs WC, generous lounge, and an open-plan kitchen/diner — ideal for modern family living. Stairs lead to the first floor, where you'll find two well-proportioned bedrooms, a family bathroom, and an en-suite to the master. The second floor hosts two further bedrooms and an additional bathroom, making it an ideal space for older children, guests, or a home office setup.

Externally, the property benefits from a driveway and garage to the front, while to the rear is a private, enclosed lawned garden — perfect for children to play or entertaining in the warmer months.



Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, under stairs storage cupboard, doors leading off to:

Downstairs WC

2'11" x 5'5" approx (0.90 x 1.66 approx)

WC, UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, handwash basin with mixer tap, tiled splashbacks.

Kitchen Diner

15'10" x 10'3" approx (4.83 x 3.13 approx)

Linoleum flooring, UPVC double glazed French doors to the side elevation leading to the garden, UPVC double glazed window to the side elevation, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated dishwasher, integrated oven with induction hob over and extractor hood above, space and point for an American style fridge freezer, space and plumbing for a washing machine, ample space for a dining table, wall mounted radiator.

Lounge

15'11" x 10'0" approx (4.86 x 3.06 approx)

Carpeted flooring, UPVC double glazed bay fronted window to the side elevation, UPVC double glazed window to the front elevation, two wall mounted radiators.

First Floor Landing

Carpeted flooring, carpeted staircase leading to the second floor landing, doors leading off to:

Bedroom Two

10'0" x 16'0" approx (3.07 x 4.89 approx)

Carpeted flooring, UPVC double glazed windows to the side and rear elevations, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bathroom

Linoleum floor covering, bath with mixer tap and shower attachment, tiled splashbacks, UPVC double glazed window to the front elevation, handwash basin with mixer tap, WC, storage cupboard, wall mounted radiator, extractor fan.

Bedroom One

9'8" x 11'4" approx (2.96 x 3.47 approx)

UPVC double glazed windows to the front and side elevations, carpeted flooring, door to en-suite, wall mounted radiator.

En-Suite

Linoleum floor covering, wall mounted radiator, UPVC double

glazed window to the side elevation, handwash basin with mixer tap, WC, shower cubicle with mains fed shower over, tiled splashbacks.

Second Floor Landing

Carpeted flooring, wall mounted radiator, doors leading off to:

Bedroom Three

13'10" x 10'0" approx (4.24 x 3.05 approx)

UPVC double glazed windows to the side and front elevations, wall mounted radiator, carpeted flooring.

Shower Room

Linoleum floor covering, vanity wash hand basin with mixer tap, shower cubicle with mains fed shower, tiled splashbacks, WC, wall mounted radiator, extractor fan.

Bedroom Four

9'8" x 13'9" approx (2.96 x 4.20 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

Side of Property

To the side of the property there is an enclosed garden with lawned area, fenced and walled boundaries, side gate giving access to the driveway and garage.

Garage

10'0" x 19'10" approx (3.05 x 6.07 approx)

Up and over door to the front elevation, power and lighting.

Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, access to the garage.

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

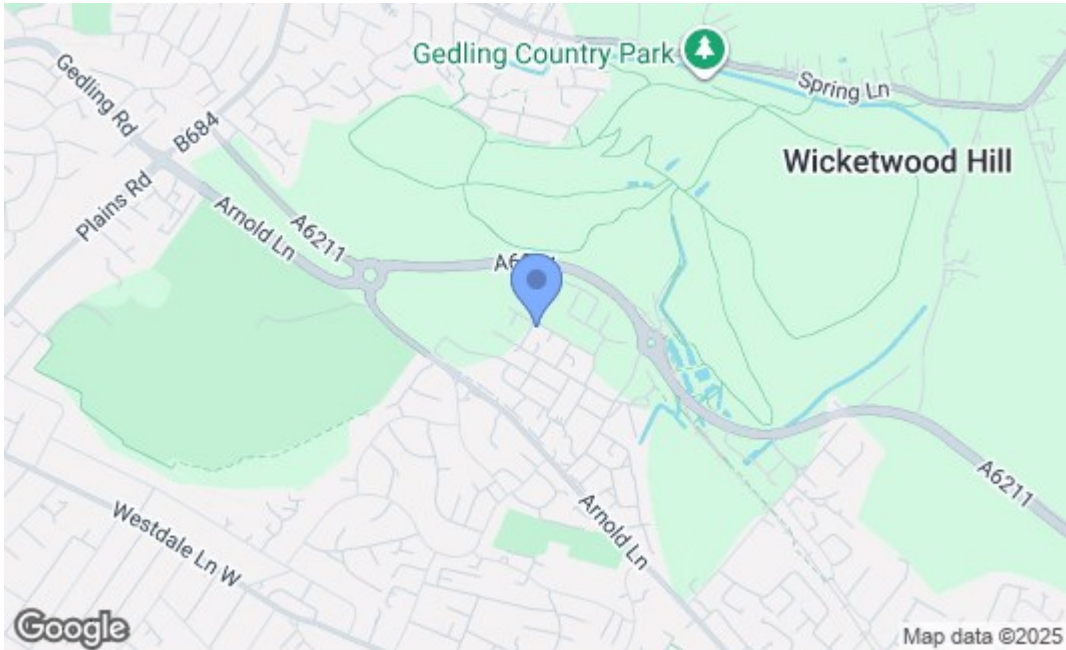
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.