



**Withnall Close
Gedling, Nottingham NG4 4LL**

STYLISH THREE-BEDROOM DETACHED
HOME OFFERING MODERN COMFORT IN
A PEACEFUL CUL-DE-SAC.

Guide Price £330,000 - £350,000 Freehold



*** GUIDE PRICE £330,000 - £350,000 ***

Tucked away on a quiet cul-de-sac within a desirable and recently built development, this impressive three-bedroom detached home combines modern design, energy efficiency, and a superb location close to local amenities, parks, and transport links.

To the front of the property, there is a neat driveway providing double off-road parking, as well as an integral garage offering both secure storage and additional practicality. A welcoming porch opens into a bright and comfortable lounge, finished with quality fitted carpet. The hallway also provides access to a handy downstairs W/C and a useful storage cupboard, perfect for coats and household essentials.

To the rear of the property, the stylish kitchen diner serves as the heart of the home. It is fitted with a range of modern units, integrated white goods, and solid tiled flooring for a sleek, durable finish. This open-plan space offers plenty of room for a dining area, making it ideal for family meals or entertaining guests. Double doors open directly onto the private rear garden, allowing natural light to flood in and providing a seamless connection between indoor and outdoor living. The garden itself offers a blank canvas, ready for landscaping or personal touches to create your perfect outdoor retreat.

Upstairs, the property continues to impress with three generous double bedrooms. The master bedroom benefits from its own contemporary en-suite shower room, while the remaining bedrooms are equally well-proportioned and share access to a modern family bathroom. The landing area provides access to the loft space and an airing cupboard, offering further storage options and practicality throughout the home.

Built to modern standards, this property benefits from excellent energy efficiency, warmth, and low-maintenance living, making it a fantastic choice for families, first-time buyers, or professionals seeking a comfortable and contemporary home.

Withnall Close enjoys a peaceful yet convenient location, close to Gedling Country Park, Victoria Retail Park, local schools, and excellent transport links to Nottingham City Centre and surrounding areas.

This is a wonderful opportunity to secure a stylish, move-in-ready home in a highly sought-after area. Contact us today to arrange your viewing and experience all that this modern property has to offer.



Entrance Porch

Composite double glazed entrance door to the front elevation leading into the entrance porch comprising carpeted flooring, wall mounted radiator, door leading through to the lounge.

Lounge

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, door leading through to the inner hallway.

Inner Hallway

Carpeted flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

WC

Laminate floor covering, wall mounted radiator, WC, handwash basin with mixer tap over, tiled splashbacks, extractor fan.

Kitchen Diner

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated dishwasher, integrated over with four ring gas hob over and extractor hood above, integrated fridge freezer, integrated washing machine, ample space for a dining table, wall mounted radiator, storage cupboard, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Carpeted flooring, wall mounted radiator, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

Bedroom One

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, door to the en-suite shower room.

En-Suite Shower Room

UPVC double glazed window to the side elevation, vanity wash hand basin with mixer tap, WC, wall mounted radiator, shower cubicle with a mains fed shower over, tiled splashbacks, laminate flooring.

Bedroom Two

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bathroom

UPVC double glazed window to the front elevation, handwash basin with mixer tap, WC, panelled bath with shower attachment, tiled splashbacks, laminate flooring, wall mounted radiator, extractor fan.

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 17mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

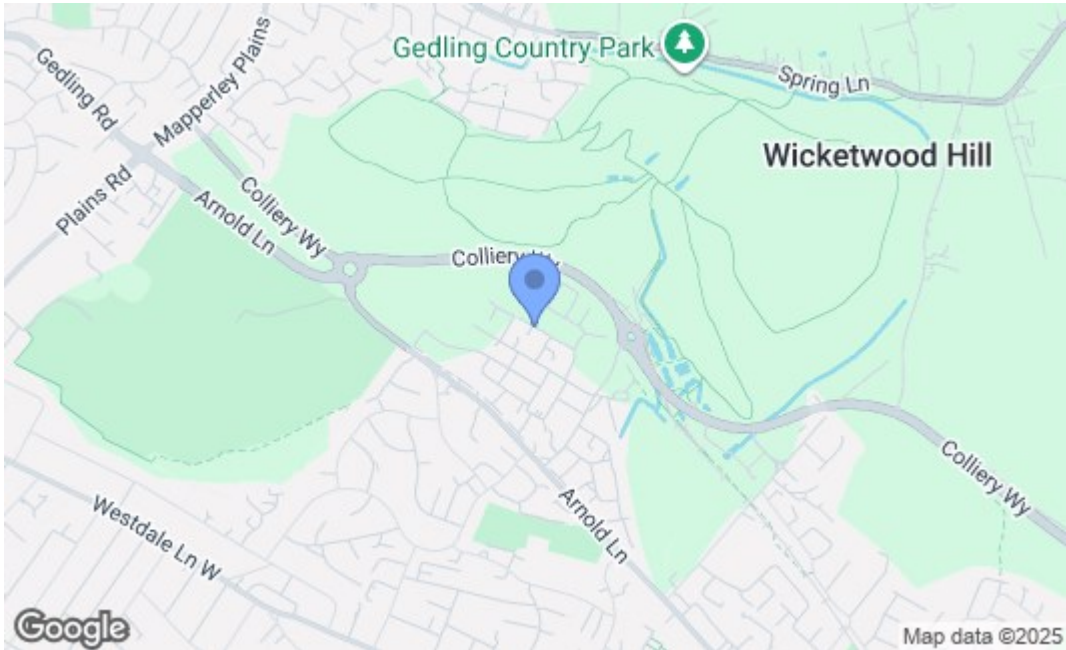
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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.