



**Carnarvon Grove
Gedling, Nottingham NG4 3HF**

£220,000 Freehold

A WELL-PRESENTED THREE-BEDROOM
END-TERRACE HOME OFFERING MODERN
LIVING IN A POPULAR GEDLING
LOCATION!



Tucked away in the attractive setting of Camarvon Grove, Gedling, this impressive three-bedroom end-terrace home offers a perfect blend of modern design, generous living space, and a location that continues to grow in popularity. Well suited to a variety of buyers — whether you're stepping onto the property ladder, upsizing, or seeking a comfortable family home — this residence delivers both style and practicality in equal measure.

Inside, the property features a bright and contemporary kitchen-diner equipped with modern appliances, creating an ideal space for both everyday living and entertaining. A welcoming lounge provides a comfortable retreat, while three well-proportioned bedrooms offer flexibility for family life, home working, or guests. A sleek, modern bathroom completes the interior, which is finished throughout in a neutral, well-coordinated décor that creates a warm and inviting feel.

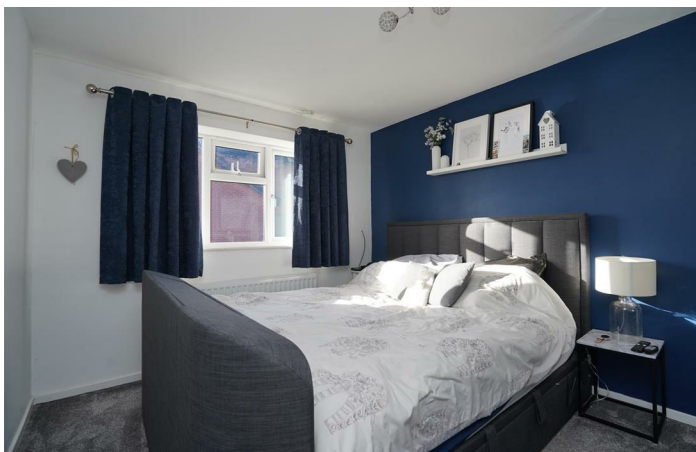
Outside, the rear garden is a real highlight — generous in size, well cared for, and offering a private outdoor haven perfect for relaxing, dining outdoors, or letting children play safely. To the front, off-street parking for two vehicles adds valuable convenience in this desirable residential area.

The location is exceptionally well served. Gedling offers a wide range of amenities including supermarkets, shops along Main Road, medical facilities, and the local library. Families benefit from access to well-regarded schools, while commuters will appreciate the regular bus routes into Nottingham city centre and excellent road links via the A612, A6211, and the Gedling Access Road.

For those who enjoy the outdoors, there is no shortage of green space nearby, with Gedling Country Park, Gedling House Woods, and Willow Park all within easy reach, providing wonderful options for walking, recreation, and leisure.

A superb home in a sought-after area, this property offers an outstanding opportunity for buyers.

Early viewing is strongly advised to fully appreciate everything this home has to offer.



Entrance Hallway

Living Room

Dining Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Front of Property

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

Rear of Property

To the rear of the property there is a spacious enclosed rear garden.

Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

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		
(81-91) B		
(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.