



**£375,000**  
**Gorse Close**  
Nottingham, NG14 6QB



## PROPERTY SUMMARY

FOUR BEDROOM DETACHED HOUSE IN CUL-DE-SAC LOCATION - PERFECT FOR FAMILIES!

This beautifully presented four-bedroom detached home is tucked away in a quiet cul-de-sac on the edge of Calverton village, offering modern living with a low-maintenance, south-facing Indian sandstone garden. The property features a welcoming entrance hall, a full-length lounge/diner with a bow window and sliding patio doors leading to a bright UPVC conservatory, and a separate dining area. The modern breakfast kitchen is fitted with gloss units, solid quartz worktops, integrated appliances, and a rear utility/entrance with additional storage and plumbing for appliances.

Upstairs, the master bedroom benefits from built-in mirrored wardrobes, while three further bedrooms are served by a contemporary family bathroom with a bath, mains shower, vanity units, and full tiling. LED downlights feature throughout the house, complemented by solar panels for energy efficiency.

Outside, the property offers a lawned front garden and extensive pressed concrete driveway leading to a detached brick-built garage. The private rear garden is mainly Indian sandstone with corner decking, a raised sleeper planter, LED lighting, and an outside tap, creating a stylish and low-maintenance outdoor space.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
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**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(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

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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