



**ASHFORD
& MOULT**
ESTATE AGENTS

£395,000

Gorse Close

Nottingham, NG14 6QB

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PROPERTY SUMMARY

Occupying a generous plot in a popular cul-de-sac location, this well-presented four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. One of the property's standout features is its beautifully landscaped rear garden, creating a wonderful backdrop to enjoy throughout the seasons.

The ground floor comprises a welcoming entrance hall, a bright and spacious living room, a well-appointed kitchen, an extended utility room providing additional practicality, a useful downstairs WC, and a delightful sunroom overlooking the rear garden.

Upstairs, the property offers four well-proportioned bedrooms, a family bathroom, and the added convenience of a separate WC.

Externally, the home continues to impress with a beautifully landscaped rear garden, redesigned approximately three years ago to create an attractive and low-maintenance outdoor space. To the front, there is ample off-road parking leading to a detached double garage, providing excellent storage and secure parking.

Further benefits include a recently installed boiler (2026), offering peace of mind for the next owner, together with cavity wall insulation completed in 2011, helping to improve the property's energy efficiency.

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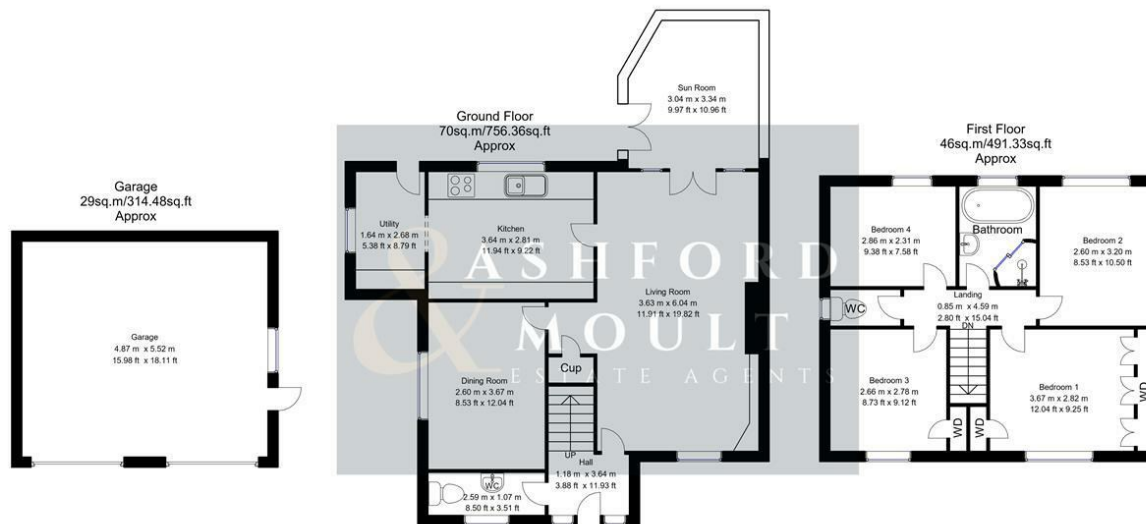
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LOCAL AUTHORITY
Gedling Borough Council

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



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		

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

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 given on the total square footage of the property if quoted on this plan. CC Ltd ©2018

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