



**£250,000-£260,000**

**GUIDE PRICE**

**EMERYS ROAD  
GEDLING**



- DETACHED BUNGALOW
- TWO BEDROOMS
- CONSERVATORY
- IMMACULATE THROUGHOUT
- DRIVEWAY & PARKING
- LANDSCAPED GARDENS
- EPC C



# Detached Bungalow with Modern Decor and Private Garden

IMMACULATELY PRESENTED DETACHED BUNGALOW WITH MODERN DECOR THROUGHOUT AND EXCELLENT PUBLIC TRANSPORT LINKS NEARBY.

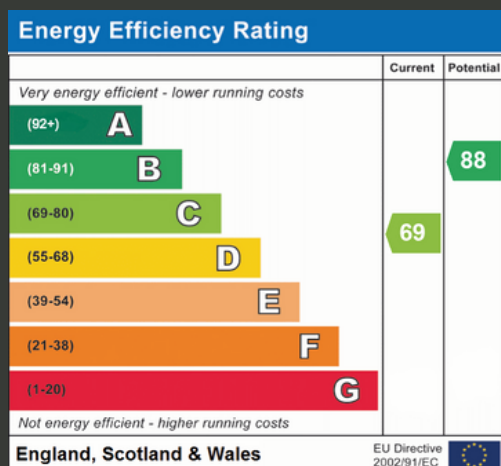
THE ACCOMMODATION IS THOUGHTFULLY LAID OUT AND INCLUDES AN ENTRANCE HALLWAY WITH CLOAK STORAGE, A SPACIOUS LIVING ROOM, AND TWO WELL-SIZED BEDROOMS, BOTH EQUIPPED WITH TV AERIAL POINTS. THE MASTER BEDROOM FEATURES FRENCH DOORS LEADING TO THE GARDEN, WHILE THE SECOND BEDROOM INCLUDES A BUILT-IN WARDROBE. THE MODERN KITCHEN BOASTS A FITTED OVEN, CERAMIC HOB, EXTRACTOR, INTEGRATED FRIDGE FREEZER, AND SPACE FOR A WASHING MACHINE. THE SHOWER ROOM IS FITTED WITH AN POWER SHOWER, AND THE CONSERVATORY, COMPLETE WITH A GLASS ROOF AND HEATING, OFFERS A COZY SPACE TO RELAX YEAR-ROUND.

THE VERSATILE LAYOUT ALLOWS FOR THE LIVING ROOM TO BE POSITIONED AT THE REAR OF THE HOME IF DESIRED. EXTERNALLY, THE PROPERTY OFFERS AMPLE PARKING TO THE FRONT AND SIDE, ALONG WITH BEAUTIFULLY LANDSCAPED GARDENS AT BOTH THE FRONT AND REAR. THE REAR GARDEN IS NOT OVERLOOKED, PROVIDING A PRIVATE AND SERENE OUTDOOR SPACE. ADDITIONAL OUTDOOR FEATURES INCLUDE AN OUTSIDE TAP, POWER POINT AND TWO SHEDS, ONE OF WHICH IS EQUIPPED WITH POWER AND LIGHTING.

GEDLING IS A WELL-ESTABLISHED RESIDENTIAL AREA, POPULAR FOR ITS PROXIMITY TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, AND LEISURE FACILITIES. THE AREA IS ALSO HOME TO THE RENOWNED GEDLING COUNTRY PARK, FEATURING A PLAY AREA AND CAFÉ.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THIS WONDERFUL BUNGALOW HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY;GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 56 SQ METERS







LESLEY

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estate & letting agents

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