

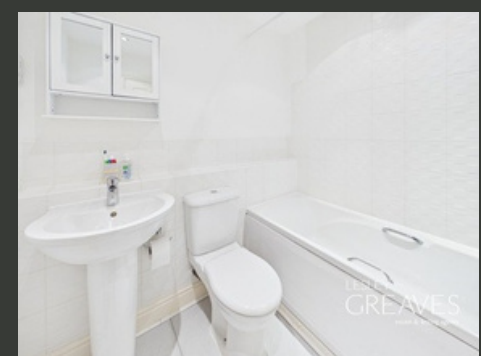
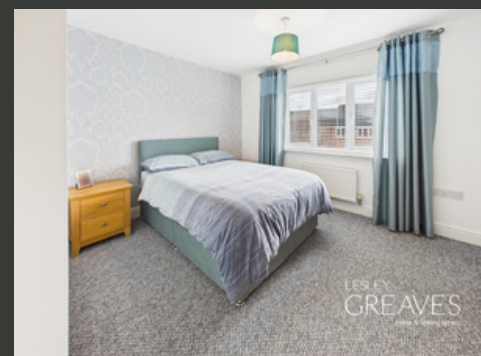


£250,000-£260,000

Guide Price

SHAW GARDENS GEDLING

- MODERN END TOWN HOUSE
- THREE STOREY
- KITCHEN/DINER
- DOWNSTAIRS WC
- ENSUITE BATHROOM
- POPULAR LOCATION
- EPC C



Three-Storey End Townhouse in a Cul-de-Sac Location

THIS WELL-PRESENTED, THREE-STOREY END TOWNHOUSE IS LOCATED IN A QUIET CUL-DE-SAC WITHIN A SMALL, SOUGHT-AFTER DEVELOPMENT. IT OFFERS EXCELLENT PROXIMITY TO SCHOOLS AND A RANGE OF LOCAL AMENITIES.

UPON ENTERING, YOU'RE GREETED BY AN ENTRANCE HALLWAY WITH STAIRS LEADING TO THE FIRST FLOOR AND A DOOR OPENING INTO THE SPACIOUS LIVING ROOM. FROM HERE, YOU'LL FIND ACCESS TO A DINING KITCHEN, WHICH IS COMPLETE WITH A DOWNSTAIRS WC, PATIO DOORS LEADING TO THE REAR GARDEN AND AMPLE SPACE FOR A DINING TABLE AND FREESTANDING APPLIANCES.

THE FIRST FLOOR COMPRISES TWO COMFORTABLE BEDROOMS AND A FAMILY BATHROOM, FEATURING A MIXER SHOWER OVER THE BATH.

THE SECOND FLOOR IS HOME TO THE IMPRESSIVE MASTER SUITE, WHICH BOASTS A SEPARATE DRESSING AREA WITH FITTED WARDROBES AND AN EN-SUITE BATHROOM FOR ADDED CONVENIENCE AND PRIVACY.

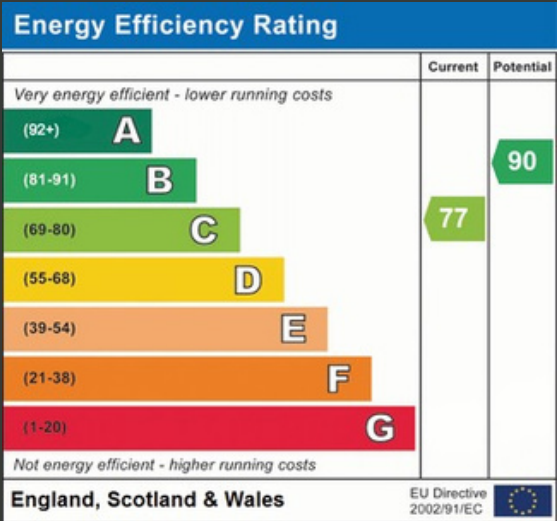
OUTSIDE, THE LOW-MAINTENANCE REAR GARDEN IS PERFECT FOR ENTERTAINING, WITH A GENEROUS PATIO AREA. ADDITIONALLY FROM THE FRONT OF THE PROPERTY THERE IS GATED ACCESS LEADING DIRECTLY TO THE REAR GARDEN, ALONG WITH TWO SHEDS FOR ADDITIONAL STORAGE.

SITUATED IN THE HIGHLY DESIRABLE GEDLING AREA, THIS PROPERTY BENEFITS FROM FANTASTIC ACCESS TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT LINKS AND LEISURE FACILITIES. THE NEARBY SCENIC GEDLING COUNTRY PARK, WITH ITS PLAY AREA AND CAFÉ, ADDS TO THE APPEAL OF THIS WONDERFUL LOCATION.

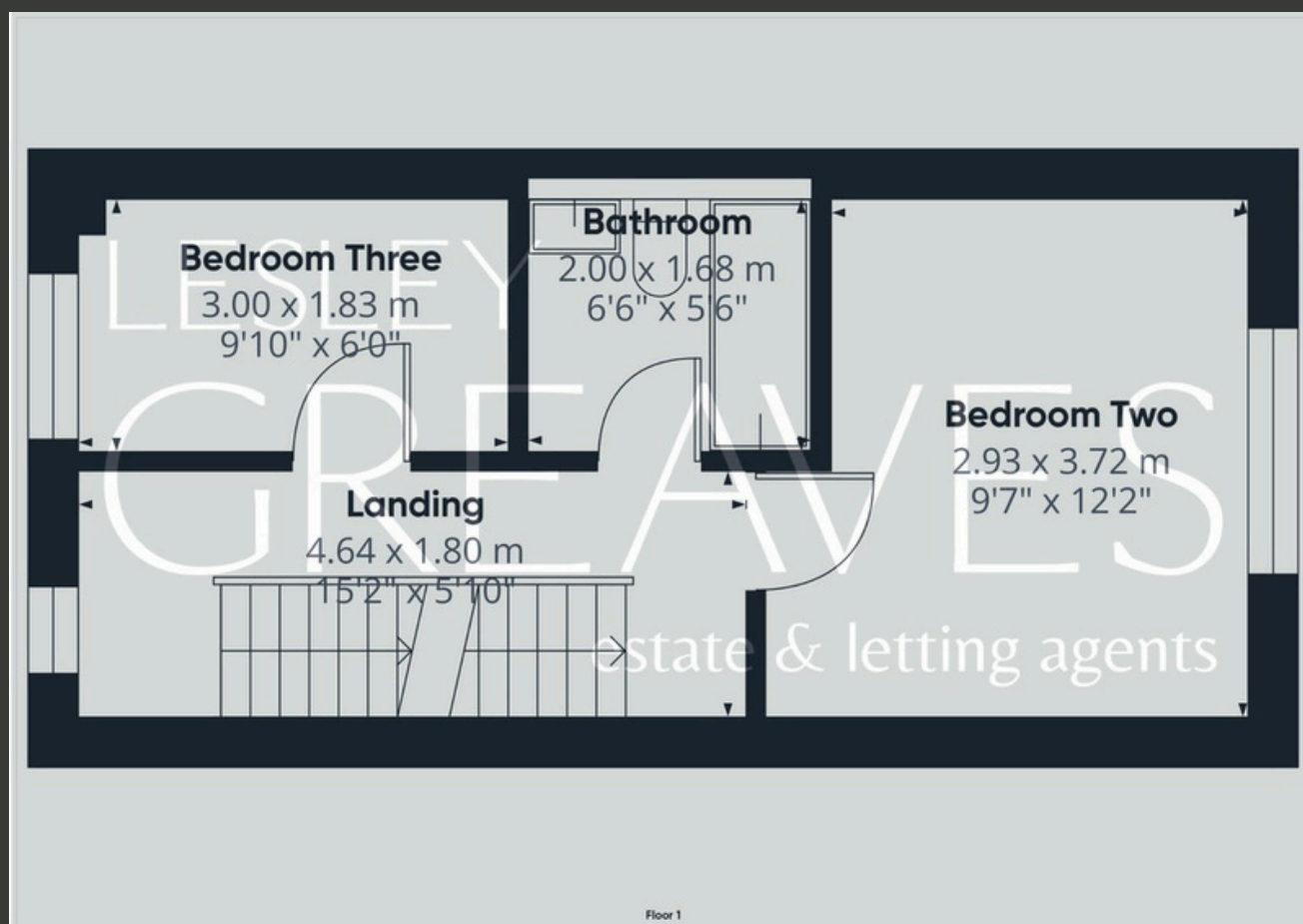
THE PROPERTY INCLUDES THE ADDED CONVENIENCE OF A DESIGNATED PARKING SPACE.

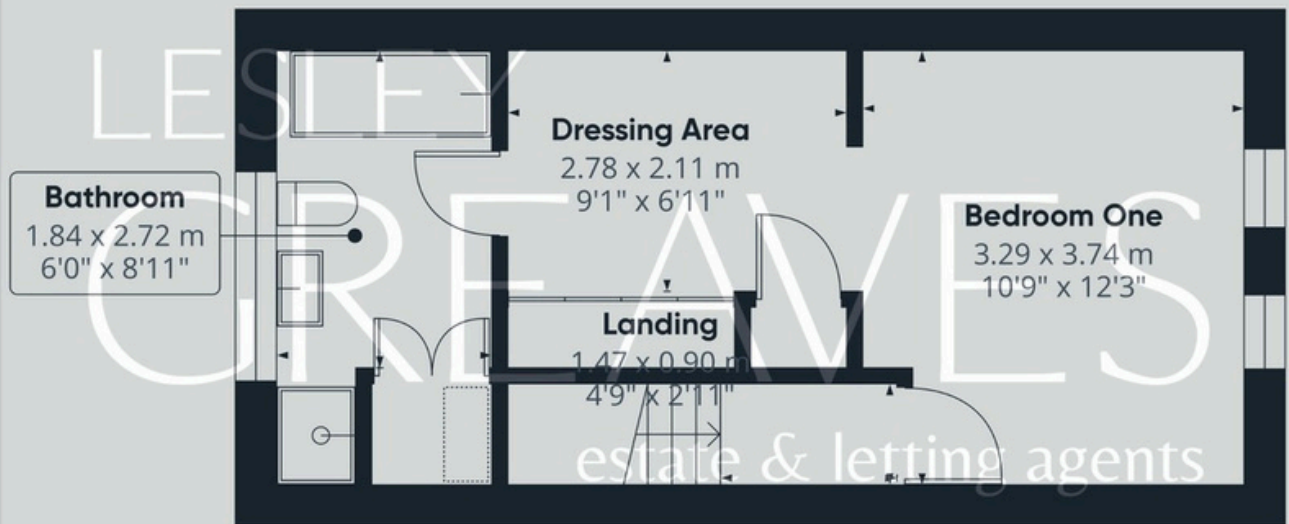
WE RECOMMEND AN EARLY VIEWING TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 80 SQ METERS









Floor 2

Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk