

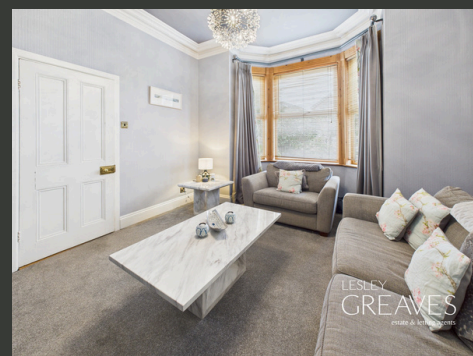


£500,000

GUIDE PRICE

MAIN ROAD
GEDLING

- EXTENDED EDWARDIAN FAMILY HOME
- OPEN PLAN KITCHEN
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DOUBLE GARAGE
- POPULAR LOCATION
- EPC D



Stunning Three-Storey Edwardian Family Home

THIS BEAUTIFULLY PRESENTED EXTENDED FAMILY HOME OFFERS STYLISH AND VERSATILE LIVING ACROSS THREE FLOORS. ENJOYS A PRIME LOCATION CLOSE TO SHOPS, SCHOOLS AND EXCELLENT TRANSPORT LINKS.

A WELCOMING ENTRANCE HALLWAY SETS THE TONE, LEADING TO THE LIVING ROOM, DINING ROOM AND A UTILITY WITH DOWNSTAIRS WC.

THE HEART OF THE PROPERTY IS THE STUNNING OPEN-PLAN KITCHEN. DESIGNED WITH BOTH LUXURY AND FUNCTIONALITY IN MIND, IT FEATURES BESPOKE WALL AND BASE UNITS AND QUARTZ WORKTOPS. APPLIANCES INCLUDES A GAS HOB WITH EXTRACTOR, DOUBLE OVEN AND PLATE WARMER. THERE'S ALSO AN INTEGRATED DISHWASHER, DOUBLE WINE COOLER, INTEGRATED BINS AND SPACE FOR AN AMERICAN-STYLE FRIDGE FREEZER. THE SPACE IS BATHED IN NATURAL LIGHT THANKS TO A VAULTED CEILING WITH VELUX WINDOWS AND EXPANSIVE BI-FOLD DOORS WITH BESPOKE SHUTTERS, OPENING ONTO THE GARDEN.

THE LANDING FEATURES A DOOR OPENING ONTO A DELIGHTFUL BALCONY. THERE ARE TWO DOUBLE BEDROOMS ON THIS FLOOR, EACH BEAUTIFULLY PRESENTED, ALONG WITH A STYLISH FAMILY BATHROOM.

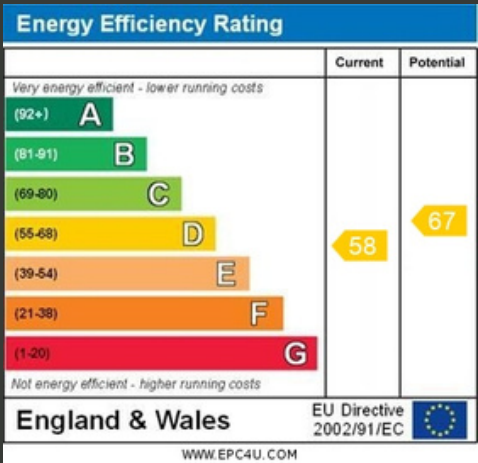
THE ENTIRE TOP FLOOR IS DEDICATED TO THE MASTER BEDROOM, OFFERING A PEACEFUL RETREAT. IT INCLUDES A DRESSING AREA, A WALK-IN WARDROBE AND A STUNNING EN-SUITE WITH FULLY TILED WALLS AND FLOORING, COMPLETE WITH UNDERFLOOR HEATING FOR ULTIMATE COMFORT.

TO THE REAR, BI-FOLD DOORS OPEN ONTO A LANDSCAPED PATIO, PERFECT FOR OUTDOOR DINING AND ENTERTAINING. FROM THE GARDEN, THERE IS ACCESS TO A STUDY, PERFECT FOR HOME WORKING COMPLETE WITH A STYLISH SHOWER ROOM.

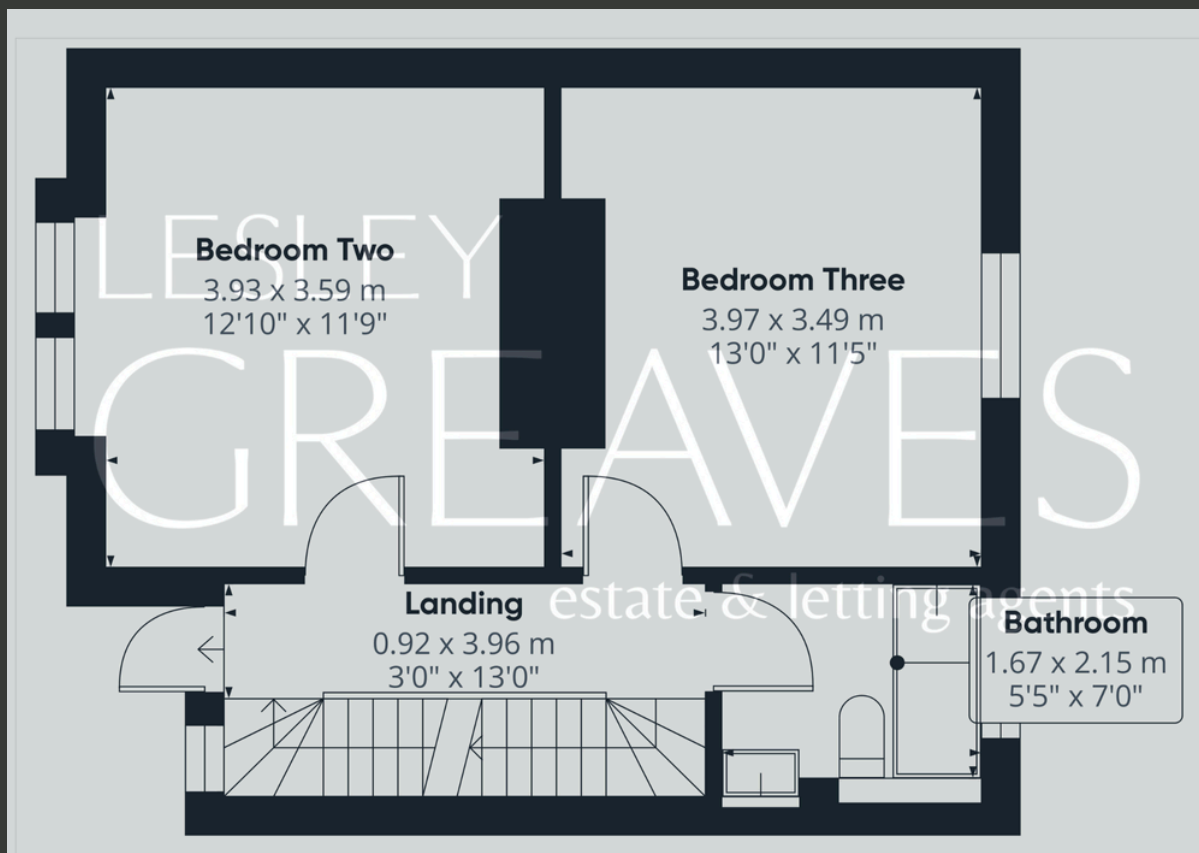
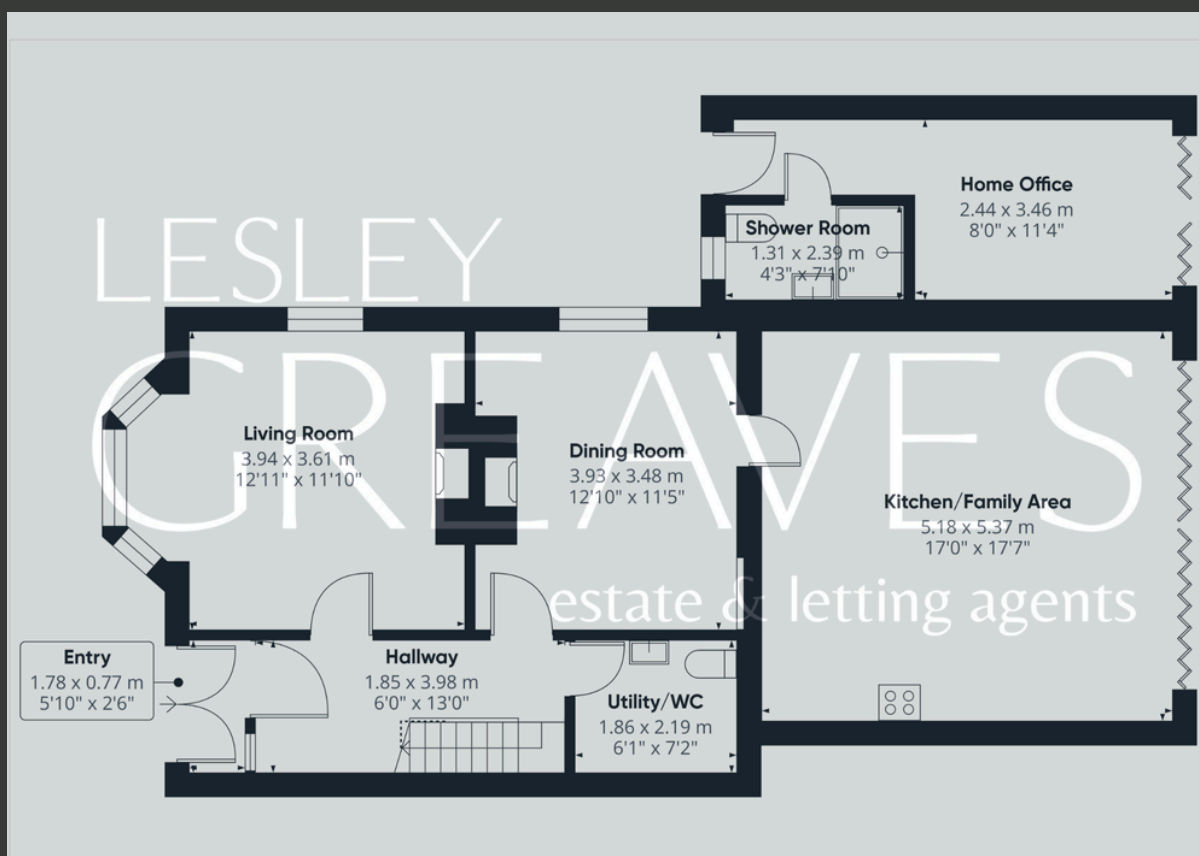
SECURITY AND CONVENIENCE ARE PROVIDED BY ELECTRIC GATES AND A DETACHED DOUBLE GARAGE FITTED WITH A REMOTE-CONTROLLED ROLLER DOOR, OFFERING SECURE PARKING AND ADDITIONAL SPACE FOR STORAGE.

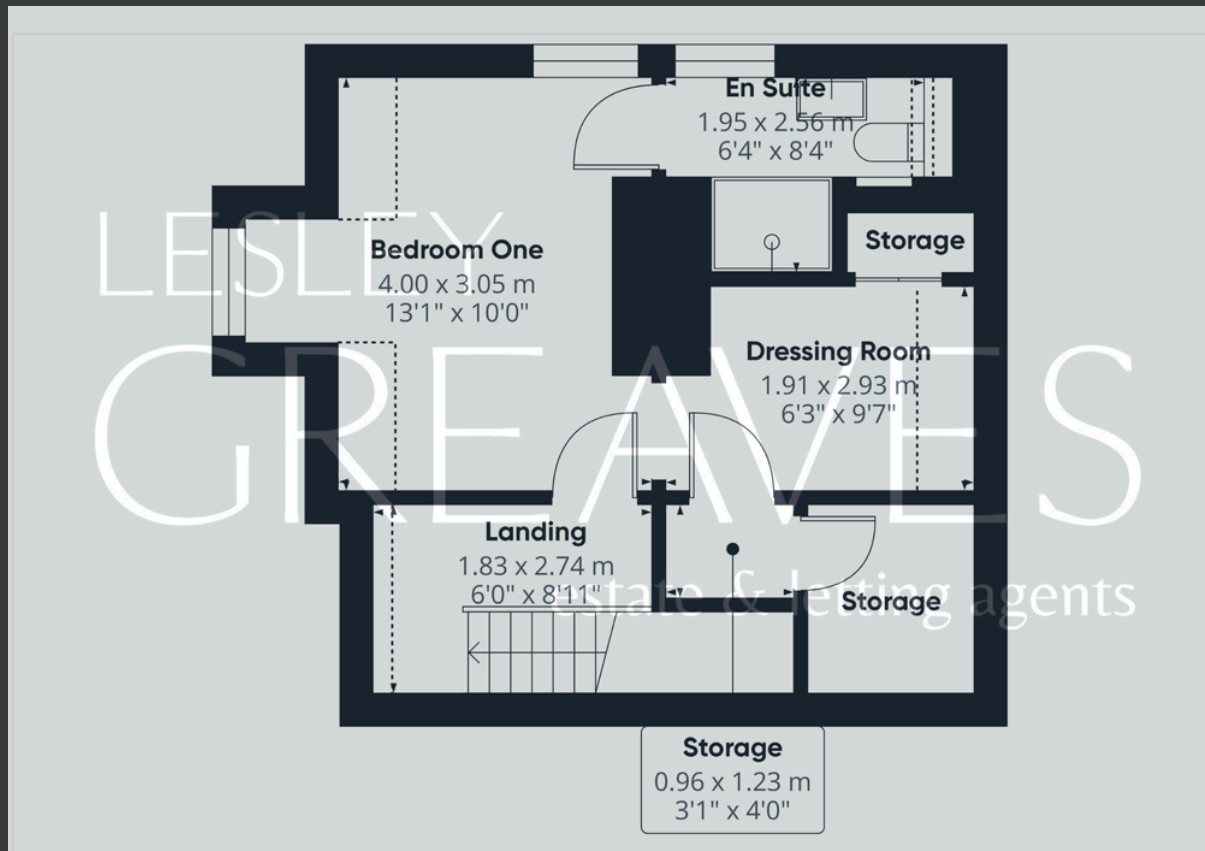
THIS EXCEPTIONAL HOME HAS BEEN FINISHED TO THE HIGHEST STANDARD THROUGHOUT AND MUST BE VIEWED TO BE FULLY APPRECIATED.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 166 SQ METERS









Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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