



Lesley
Greaves
estate & letting agents





Guide Price £280,000-£300,000

Ullswater Close
Gedling
Nottingham
NG4 4WG

EPC Rating 'E'

A very well presented detached family home located in a cul-de-sac within the heart of Gedling Village. In brief the accommodation spans two floors and briefly comprises an entrance hallway, living / dining room and kitchen/diner to the ground floor. A family bathroom, separate WC and the four bedrooms, with an en-suite shower room to the master bedroom, completes the first floor. There is a delightful garden to the rear and a driveway with garage at the front of the property. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities. An internal viewing of the property is recommended in order to appreciate both the accommodation and location.





UPVC DOUBLE GLAZED STORM DOOR WITH ADJACENT FULL-HEIGHT TRANSLUCENT WINDOW LEADS TO-

ENTRANCE HALLWAY

Radiator, alarm key pad, heating thermostat, stairs to upstairs accommodation and a partially glazed door to-

LIVING ROOM/ DINING ROOM

19' 3" x 15' 8" (5.87m x 4.80m)

Georgian-style uPVC double glazed bow window overlooking the front garden, uPVC double glazed French doors (with windows to both sides) provides access to the patio and garden to the rear, with storage cupboard under the stairs, radiator and gas fire with wooden surround.

KITCHEN / DINER

12' 1" to widest point x 16' 9" (3.70m x 5.13m)

With a range of fitted wall and base units, stainless steel sink with mixer tap, laminate work surfaces, gas hob, electric oven, extractor fan, tiled splash backs, tiled flooring, radiator, space for a washing machine, dishwasher and fridge freezer. uPVC double glazed window to the front and side and a uPVC double glazed door to the side.

LANDING

Doors to four bedrooms, WC and family bathroom. Loft hatch to the ceiling (with retractable ladder).

MASTER BEDROOM

15' 4" including door recess x 12' 1" (4.69m x 3.69m)

uPVC double glazed window to the rear, radiator, coving to the ceiling. Door to-

EN SUITE

Three piece bathroom suite comprising a low level WC, sink in vanity unit, shower enclosure with electric shower, vinyl flooring and white towel rail.

FAMILY BATHROOM

Pedestal sink with mixer tap, bath with mains fed shower over, partially tiled walls and tiled flooring, chrome towel rail and uPVC double glazed window to the rear.

WC

Low level WC, tiled flooring, partially tiled walls and uPVC double glazed window to the side.

BEDROOM TWO

11' 3" x 8' 7" (3.43m x 2.63m)

uPVC double glazed window to the rear, with radiator.

BEDROOM THREE

11' 10" x 8' 11" (3.62m x 2.74m)

uPVC double glazed window to the front, radiator, laminate flooring and storage cupboard.

BEDROOM FOUR

8' 10" x 8' 0" (2.71m x 2.44m)

uPVC double glazed window to the front, laminate flooring and storage cupboard.

GARAGE

18' 6" x 8' 7" (5.66m x 2.63m)

Up and over garage door, glazed side access door, power/modern fuse box, lighting, intruder alarm (with back-up battery) and a wall mounted Worcester combination boiler.

OUTSIDE

To the front of the property is a driveway and laid to lawn garden with a range of plants shrubs, hedge and gate leading to the rear. To the rear of the property is the patio area and garden, mostly laid to lawn, bordered with an ornamental cherry tree, mature shrubs and range of plants. Outside tap with cold water supply.



Tenure: Freehold

Council Tax Band D

Local Authority: Gedling Borough Council

Property Directions:

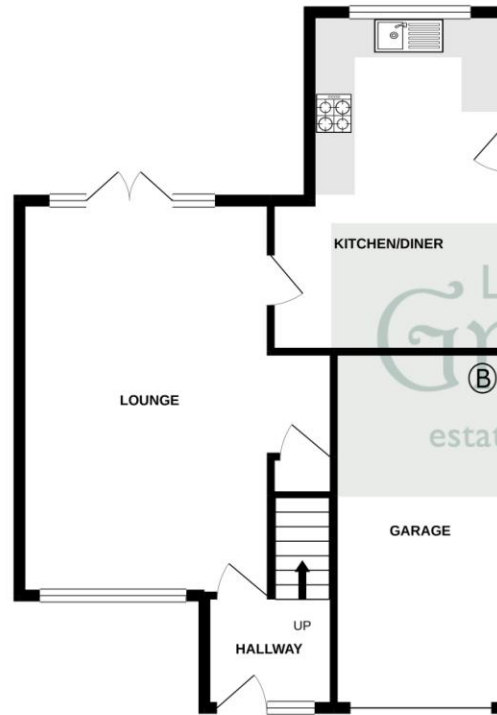
From our Gedling office proceed along Main Road to the mini traffic island taking the first exit into Arnold Lane. Proceed along taking the fifth turning on the right into Lambley Lane. Take the first turning on the right into Lorimer Avenue then take the second right into Ullswater Close where the property can be found on the right hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 c |
| 55-68 | D | | |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |

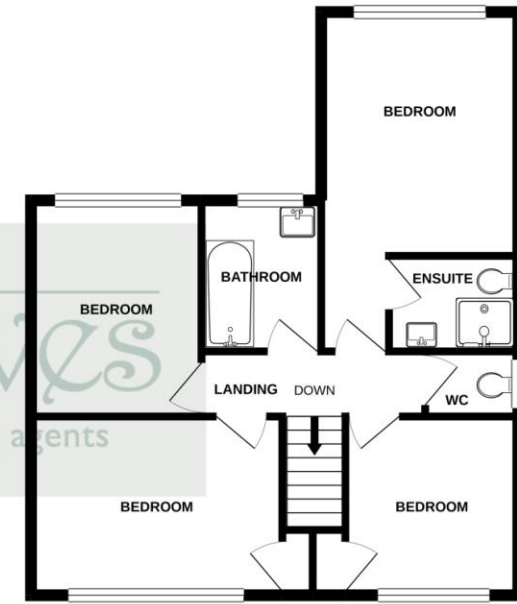
Gedling
20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
gedling@lesleygreaves.co.uk
0115 987 7337

GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

Company Registration Number: 5773186 | VAT Number: 917862296