



Waldrom Road
Gedling, Nottingham NG4 4LH

A FOUR-BEDROOM, MODERN DETACHED
FAMILY HOME SITUATED IN GEDLING,
NOTTINGHAM.

Asking Price £395,000 Freehold



**** IDEAL FAMILY HOME ** MUST VIEW ****

Robert Ellis Estate Agents are proud to offer to the market this IMMACULATE FOUR BEDROOM, DETACHED HOME SITUATED IN GEDLING, NOTTINGHAM.

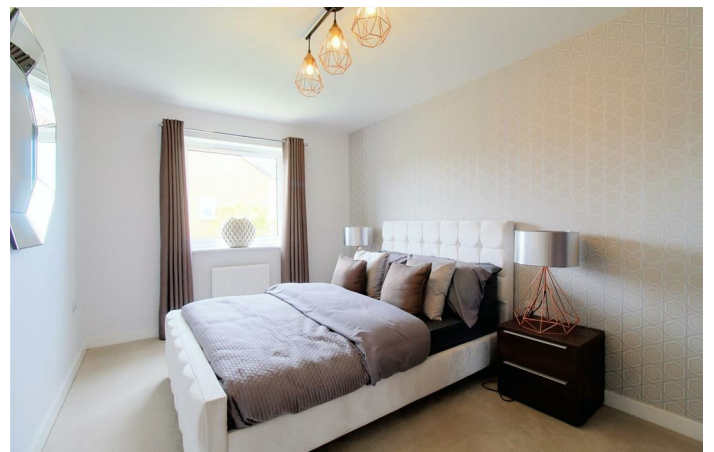
Situated on the Keepmoat Chase Farm Development within Gedling, offering excellent links to surrounding areas giving access to a wealth of nearby amenities; including shops, schools, public transport links, and recreational facilities, including Gedling Country Park.

Upon entry you are welcomed by the entrance hallway which offers access to the ground floor WC, open plan kitchen diner with fitted units. Off the Hallway is also the dining room and living room with French doors leading out to the enclosed rear garden.

Stairs leading to the landing, first double bedroom with en-suite shower room, second double bedroom, third double bedroom, fourth bedroom and family bathroom with a modern three-piece suite.

The home also benefits from a driveway for at least two cars with an integral garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION, and CONDITION of this FANTASTIC OPPORTUNITY- Contact the office to arrange your viewing. Selling with NO UPWARD CHAIN.



Front of Property

Driveway providing off the road parking. Access into Integral garage. Pathway to the front entrance. Laid to lawn garden.

Entrance Hallway

Modern UPVC double glazed composite entrance door to the front elevation leading into the Entrance Hallway. Tiled flooring. Wall mounted radiator. Ceiling light points. Staircase to First Floor Landing. Internal door leading through to Living Room, Kitchen Diner, Dining Room, Ground Floor WC and Garage

Living Room

16'06" x 11'3" approx (4.88m x 3.43m approx)
UPVC double glazed French doors leading to the enclosed landscaped garden. Carpeted flooring. Wall mounted double radiator. Feature ceiling light point

Kitchen Diner

14' x 9'8" approx (4.27m x 2.95m approx)
UPVC double glazed windows to the side and rear elevations. Tiled flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Range of contemporary wall base and drawers units incorporating laminate worksurfaces above. Integrated oven with 4 ring gas hob above and extractor unit above. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap above. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. UPVC double glazed door to the side elevation leading to pathway to the enclosed rear garden

Dining Room

9'10" x 8'7" approx (3.00m x 2.62m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted double radiator. Feature ceiling light point. Built-in under the stairs storage cupboard

Ground Floor WC

3'3" x 4'10" approx (0.99m x 1.47m approx)
Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Pedestal wash hand basin with dual heat tap. Low level flush WC. Extractor fan

First Floor Landing

Ceiling light point. Loft access hatch. Built-in over the stairs storage cupboard. Internal doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

Bedroom 1

14'2" x 9'11" approx (4.32m x 3.02m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Feature ceiling light point. Built-in sliding mirrored wardrobes. Internal door leading into En-Suite Shower Room

En-Suite Shower Room

8' x 4'11" approx (2.44m x 1.50m approx)
UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted chrome towel radiator. Recessed spotlights to the ceiling. Modern white 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC. Extractor unit

Bedroom 2

14'03" x 8'10" approx (4.34m x 2.69m approx)
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Feature ceiling light point

Bedroom 3

10'3" x 9'04" approx (3.12m x 2.84m approx)
2 x UPVC double glazed windows to the front elevation. Carpeted flooring. Wall mounted double radiator. Feature ceiling light point. Built-in sliding mirrored wardrobes

Bedroom 4

11'04" x 7'05" approx (3.45m x 2.26m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Feature ceiling light point

Family Bathroom

8' x 6'08" approx (2.44m x 2.03m approx)
UPVC double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Large feature inset mirror. Chrome heated towel radiator. Recessed spotlights to ceiling. Modern white 3 piece suite comprising of a panel bath with dual heat tap, pedestal wash hand basin with dual heat tap and a low level flush WC. Built-in storage cupboard. Extractor unit

Rear of Property

Enclosed rear garden with patio area and large landscaped garden.

Integral Garage

16'10" x 8'8" approx (5.13m x 2.64m approx)
Up and over door to the front elevation. Ceiling light point. Wall mounted Ideal gas central heating combination boiler providing hot water and central heating through the property

Council Tax

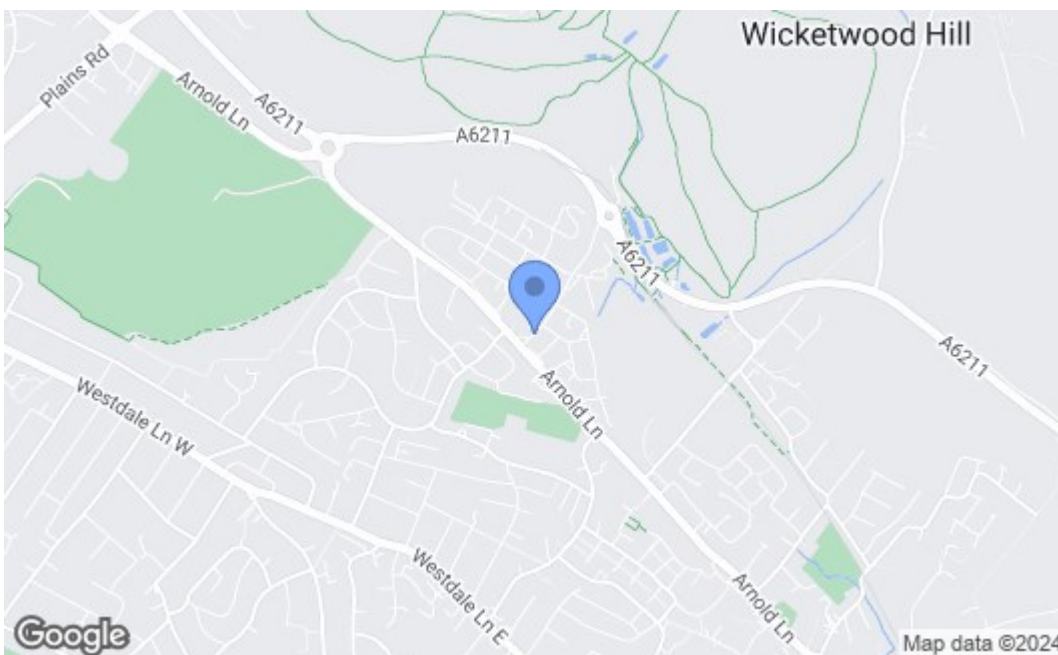
Local Authority Gedling
Council Tax band E

Agents Notes: Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 20mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, EE, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (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 | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.