



Jessops Lane,
Gedling, Nottingham
NG4 4BW

£325,000 Freehold



GUIDE PRICE £325,000 - £340,000

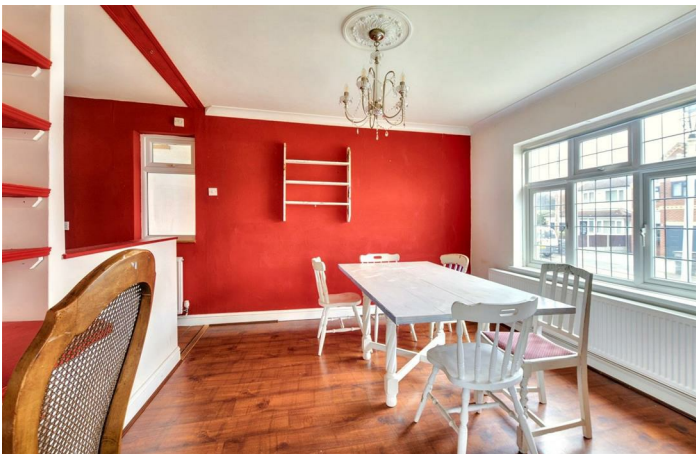
NO CHAIN – FOUR BEDROOM DETACHED FAMILY HOME – EN-SUITE TO MASTER – GARAGE & DRIVEWAY – SOUGHT-AFTER GEDLING LOCATION – CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS – SCHOOL CATCHMENT

Robert Ellis are pleased to bring to the market this well-presented four-bedroom detached family home, situated in this highly sought-after residential location. Offered to the market with NO UPWARD CHAIN, the property provides spacious and versatile accommodation, ideal for a growing family.

Internally, the property boasts a light and airy lounge, a separate dining room, and a well-equipped kitchen with a pantry, offering ample storage and workspace. The four generous bedrooms include a master with en-suite, while a converted loft space provides additional flexibility, perfect for a home office, playroom, or extra living space. The property benefits from a newly installed boiler with 7 year guarantee.

Externally, the property benefits from a garage and driveway, ensuring off-road parking, and is positioned within easy reach of local amenities, well-regarded schools, and excellent transport links, making it an ideal location for commuters and families alike.

An excellent opportunity to acquire a fantastic family home in a desirable location. Contact us today to arrange your viewing!



Porch

3' x 6'5 approx (0.91m x 1.96m approx)

Glazed entrance door, double glazed windows to the front and side, wall light points, built-in storage cupboards and internal glazed door leading to:

Entrance Hall

15'10 x 7'1 approx (4.83m x 2.16m approx)

Glazed door to the front, part tiled floor, stripped wood floorboards, wall light points, ceiling light point, coving to ceiling, dado rail, stairs leading to the first floor and panelled doors to:

Living Room

12'6 x 22'7 approx (3.81m x 6.88m approx)

UPVC double glazed sectional bay window to the front with additional UPVC double glazed window to the side, ceiling light point, coving to the ceiling, wall mounted double radiator, feature decorative fireplace, internal French doors leading to:

Open Plan Dining Kitchen

Dining Area

12'6 x 11'4 approx (3.81m x 3.45m approx)

UPVC double glazed leaded window to the side, wall mounted radiator, built-in shelving and storage to alcove, laminate flooring, ceiling light point, coving to the ceiling, ceiling rose, open through to:

Kitchen

7'10 x 18'2 approx (2.39m x 5.54m approx)

Two UPVC double glazed windows to the rear, range of matching wall and base units incorporating laminate work surfaces over, ceramic sink with mixer tap above, space and plumbing for an automatic washing machine, space and plumbing for a free standing dishwasher, space and point for free standing Range cooker with a stainless steel extractor hood above, tiled splashbacks, quarry tiled floor, understairs pantry providing useful additional storage space, recessed spotlights to the ceiling, wall mounted radiator, double glazed door providing access to side lobby, UPVC double glazed side window and internal door to inner hall and opening through to dining room, glazed door leading to:

Side Lobby

4'5 x 2'5 approx (1.35m x 0.74m approx)

UPVC double glazed window to the rear, shelving for additional storage, tiled floor, ceiling light point and panelled door to:

Cloaks/w.c.

3'9 x 3'10 approx (1.14m x 1.17m approx)

Low flush w.c., vanity wash hand basin with storage cupboards below, tiled floor, UPVC double glazed window to the front, ceiling light point.

First Floor Landing

Double glazed window to the side, wall light point, coving to the ceiling, ladder to loft room and panelled doors to:

Bedroom 1

16'4 x 12'9 approx (4.98m x 3.89m approx)

UPVC double glazed leaded window to the rear, wall mounted radiator, ceiling light point, coving to the ceiling and panelled door to:

En-Suite

5'10 x 5'4 approx (1.78m x 1.63m approx)

Vanity wash hand basin with storage cupboard below, low flush w.c., quadrant shower enclosure with electric shower above, tiled splashbacks, tiled floor, ceiling light point, chrome heated towel rail.

Bedroom 2

9' x 12'7 approx (2.74m x 3.84m approx)

UPVC double glazed leaded window to the side, wall mounted radiator, ceiling light point.

Bedroom 3

11'10 x 13'5 approx (3.61m x 4.09m approx)

UPVC double glazed leaded bay window to the front, ceiling light point, coving to the ceiling, wall mounted radiator, built-in wardrobes providing additional storage space.

Bedroom 4

7'4 x 7'1 approx (2.24m x 2.16m approx)

UPVC double glazed leaded window to the front, wall mounted radiator, ceiling light point.

Bathroom

12'1 x 7'4 approx (3.68m x 2.24m approx)

Four piece suite comprising of a free standing, roll top, claw foot bath with mixer shower attachment above, low flush w.c., vanity wash hand basin, walk-in shower enclosure with rainwater shower head, recessed spotlights to the ceiling, ceiling light point, UPVC double glazed window to the side, parquet flooring, heated towel rail.

Second Floor

Loft Room

23' x 15'8 approx (7.01m x 4.78m approx)

Velux windows to the side and front, built-in shelving, light and power.

Outside

The property sits on a corner plot with a large paved patio area to the front, tiered garden with mature shrubs and trees planted to the borders and pathway to the front entrance. There is additional garden to the side along with the driveway providing ample off road parking leading to the garage for further storage.

Garage

20'4 x 8'9 approx (6.20m x 2.67m approx)

Council Tax

Gedling Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 60mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

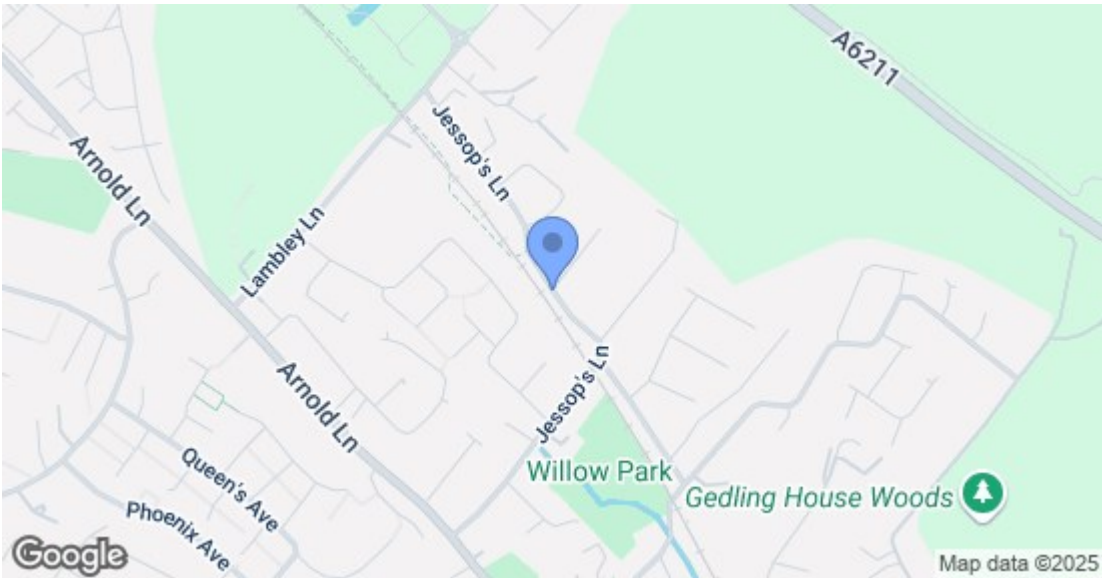
Non-Standard Construction – No

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		81
(81-91) B		
(69-80) C	70	
(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.