

Robert Ellis

look no further...



Waldrom Road
Gedling, Nottingham NG4 4LH

Offers Over £280,000 Freehold

A WELL PRESENTED THREE BEDROOM
SEMI DETACHED HOME FOR SALE IN
GEDLING, NOTTINGHAM!

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This beautifully presented three-bedroom semi-detached home, located in the popular area of Gedling, Nottingham, is the perfect opportunity to move straight in. Offering a modern and comfortable living space, the property features an inviting entrance hall providing access to a convenient WC, a spacious kitchen/diner, and stairs leading to the first floor.

At the rear of the property, off the kitchen, is a cosy lounge with French doors that open into the well-maintained rear garden, ideal for enjoying outdoor living. Upstairs, there are three good-sized bedrooms, along with a versatile office space that leads to the master bedroom – an ideal setup for home working or extra storage.

Externally, the property offers a charming rear garden and a driveway to the front, providing off-road parking for two cars, as well as a garage for additional storage or parking.

This property is ready to move straight in, offering a wonderful blend of space, style, and practicality in a highly desirable location. A must-view!



Front of Property

To the front of the property there is a tandem driveway providing off the road parking for up to two cars

Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hall comprising carpeted staircase leading to the first floor landing, door to WC, door to kitchen, linoleum floor covering.

Downstairs WC

3'3" x 4'9" approx (1.01 x 1.45 approx)

WC, wash hand basin with mixer tap, double glazed window to the front elevation.

Kitchen Diner

11'6" x 13'5" approx (3.51 x 4.09 approx)

A range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, fan oven with four ring gas hob over and extractor hood above, wall mounted radiator, double glazed window to the front elevation, integrated fridge freezer, door to lounge.

Lounge

12'6" x 14'8" approx (3.82 x 4.49 approx)

Carpeted flooring, French windows to the rear, wall mounted radiator, under stairs storage, TV point.

First Floor Landing

Carpeted flooring, storage cupboard, access to loft, wall mounted radiator, doors to rooms.

Bedroom Two

8'9" x 12'1" to the wardrobe approx (2.68 x 3.69 to the wardrobe approx)

Double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

Bedroom Three

8'0" x 9'5" approx (2.45 x 2.88 approx)

Double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bathroom

6'7" x 8'0" approx (2.02 x 2.46 approx)

Linoleum flooring, bath with mixer tap, mains fed shower, tiled splashbacks, hand wash basin with mixer tap, WC, double glazed window to the side elevation, wall mounted radiator.

Study

6'4" x 5'9" approx (1.94 x 1.76 approx)

Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, carpeted staircase leading to bedroom one.

Bedroom One

18'6" x 14'7" approx (5.66 x 4.46 approx)

Carpeted flooring, two wall mounted radiators, double glazed window to the front elevation.

En-Suite

7'9" x 5'5" approx (2.37 x 1.66 approx)

Linoleum floor covering, storage to the eaves, Velux window, wall mounted radiator, hand wash basin with mixer tap, tiled splashbacks, WC, shower cubicle with mains fed shower.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, door to the side giving access to the garage, artificial lawned area, fencing to the boundaries, steps leading to further decked area, feature trees, plants and shrubbery planted to the borders.

Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

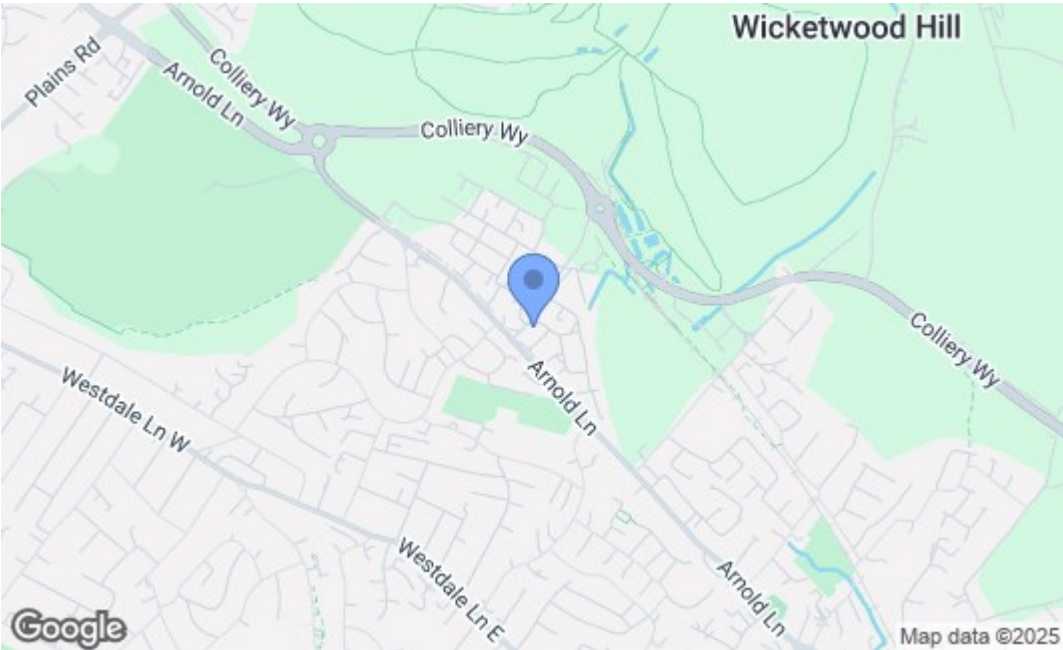
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.