

HoldenCopley

PREPARE TO BE MOVED

Main Road, Gedling, Nottinghamshire NG4 3HL

Asking Price £550,000

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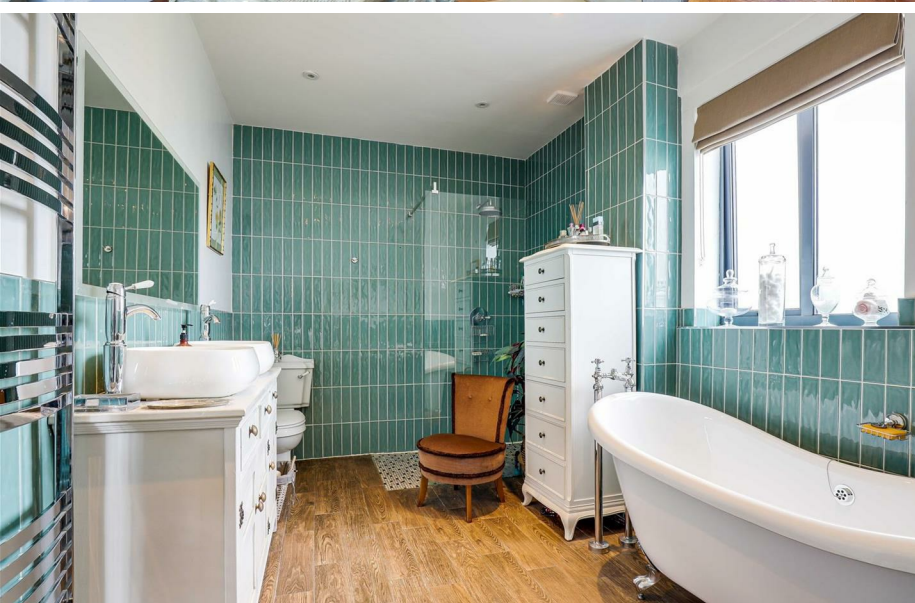
ASKING PRICE: £550,000

BEAUTIFUL DETACHED FAMILY HOME...

We are delighted to present this impressive detached house to the market, offering generous and well-designed living spaces that are ideal for a growing family. This property has been lovingly transformed, creating a space that exudes pride and comfort. A host of upgrades includes a newly fitted en-suite, a brand new roof, new flooring, and much more! Located in the highly sought-after area of Gedling, this home is conveniently situated within the catchment area of excellent schools, including The Carlton Academy. Moreover, residents will enjoy easy access to various local amenities, convenient transport links, and the opportunity to explore beautiful countryside walks. Upon entering, you are welcomed by an inviting entrance hall leading to four reception rooms, providing ample space for entertaining and family gatherings. The stylishly appointed kitchen adds a touch of modern elegance to the property. Additionally, there is a large utility room and a convenient shower room, which includes the study / fourth bedroom, perfect for guests or as a private home office. Upstairs, the first floor offers three generously sized double bedrooms, ensuring comfortable accommodation for the entire family. Completing the upper level is a modern and luxurious five-piece bathroom suite, providing the perfect spot to unwind and rejuvenate along with a stylish en-suite to the master bedroom. Externally, the property boasts a gated driveway with access to the garage, providing convenient off-road parking for multiple cars. The rear of the home reveals a generously sized, south-facing garden, drenched in sunlight throughout the day. This outdoor haven includes various seating areas, offering a tranquil setting for relaxation and al fresco dining.

MUST BE VIEWED





- Detached Family Home
- Three / Four Bedrooms
- Four Reception Rooms
- Fitted Kitchen With Central Island
- Utility Room
- Three Bathrooms
- Electric Gated New Driveway With Garage
- Newly-Rendered
- South-Facing Garden
- Sought-After Location





GROUND FLOOR

Entrance Hall

9'4" x 15'1" (2.87m x 4.61m)

The entrance halls has wooden flooring, carpeted stairs with decorative spindles, an in-built under stair cupboard, a radiator and a single wooden door providing access into the accommodation.

Living Room

15'11" x 14'0" (4.85m x 4.27m)

The living room has an aluminium chrome double-glazed bay window to the front elevation, carpeted flooring, a radiator, panelled walls, a TV point, a log burning stove with an exposed brick feature surround and open plan to the billiards room

Snooker Room / Dining Room

12'7" x 11'9" (3.85m x 3.59m)

This room has wood-effect flooring, a vertical radiator, a picture rail, full-height aluminium chrome double-glazed windows to the rear elevation and double doors opening out to the rear garden

Dining Room

13'2" x 13'10" (4.02m x 4.24m)

The dining room has an aluminium chrome double-glazed bay window to the front elevation, a curved radiator, parquet flooring, coving to the ceiling and open plan to the kitchen

Kitchen

8'2" x 11'1" (2.49m x 3.38m)

The kitchen has a range of fitted base and wall units with Quartz worktops and a feature island, a Belfast style sink with a chrome swan neck mixer tap and an instant hot water tap, space for a range cooker, an extractor fan and splashback, space for an American-style fridge freezer, an integrated dishwasher, parquet flooring and open plan to the family area

Family Room

12'11" x 15'6" (3.95m x 4.73m)

The family room has parquet flooring with underfloor heating, a TV point, recessed spotlights, aluminium chrome double-glazed windows to the rear elevation and a bi-folding door opening out to the rear garden

Utility Room

7'4" x 16'5" (2.24m x 5.02m)

The utility room has fitted base and wall units, a stainless steel sink with a movable swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a separate tumble dryer, a radiator, recessed spotlights, tiled splashback, tiled flooring with underfloor heating, a double-glazed window and two single doors providing separate access

Shower Room

5'6" x 5'3" (1.69m x 1.62m)

This space has a low level dual flush W/C, a vanity unit wash basin with fitted storage, a corner fitted shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, an extractor fan and an aluminium chrome double-glazed obscure window to the front elevation

Office / Bedroom Four

8'10" x 11'9" (2.70m x 3.60m)

This versatile room has carpeted flooring, a column radiator, a TV point and double doors opening out to the rear garden

FIRST FLOOR

Landing

7'0" x 9'4" (2.14m x 2.87m)

The landing has carpeted flooring, an aluminium chrome double-glazed window to the rear elevation, a radiator, a wall-mounted digital thermostat, a picture rail, access to the boarded loft with lighting via a drop-down ladder and provides access to the first floor accommodation

Master Bedroom

12'10" x 16'1" (3.93m x 4.91m)

The main bedroom has an aluminium chrome double-glazed window to the front elevation, carpeted flooring, a picture rail, a radiator, fitted floor to ceiling wardrobes and access into the en-suite

En-Suite

4'11" x 8'1" (1.50m x 2.47m)

The en-suite has a concealed dual flush W/C combined with a wash basin and a fitted cupboard, a walk-in shower enclosure with an overhead rainfall shower and wall-mounted fixtures, a recessed wall alcove, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights and an aluminium chrome double-glazed window to the front elevation

Bedroom Two

12'9" x 11'3" (3.91m x 3.43m)

The second bedroom has an aluminium chrome double-glazed window to the front elevation, carpeted flooring, a radiator, a picture rail and a fitted corner shaped wardrobe

Bedroom Three

12'7" x 11'10" (3.86m x 3.63m)

The third bedroom has dual aspect aluminium chrome double-glazed windows to the side and rear elevation, carpeted flooring and a radiator

Bathroom

8'2" x 13'1" (2.49m x 3.99m)

The bathroom suite comprises a low level flush W/C, two countertop wash basins with storage, a walk-in shower enclosure with an overhead rainfall shower and wall-mounted fixtures, a freestanding slipper bath with claw feet and a floor-standing mixer tap, tiled and Karndean flooring with underfloor heating, partially tiled walls, a chrome heated towel rail, secondary access to the loft, recessed spotlights, an extractor fan and an aluminium chrome double-glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is an electric gated driveway for six cars

Rear

To the rear of the property is a private enclosed south-facing garden with paved patio areas, a lawn, courtesy lighting, an outdoor tap, a range of decorative plants and shrubs, a sheltered seating area, a shed and fence panelling

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

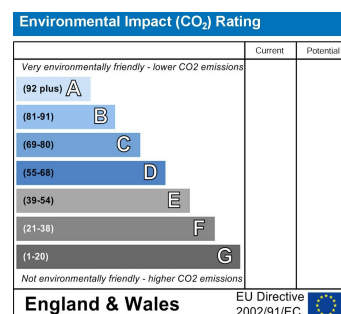
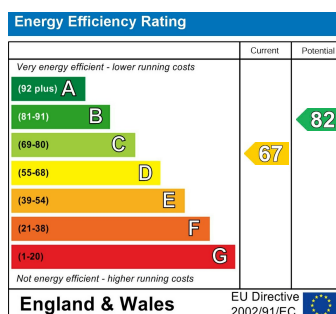
The vendor has advised the following:

Property Tenure is Freehold

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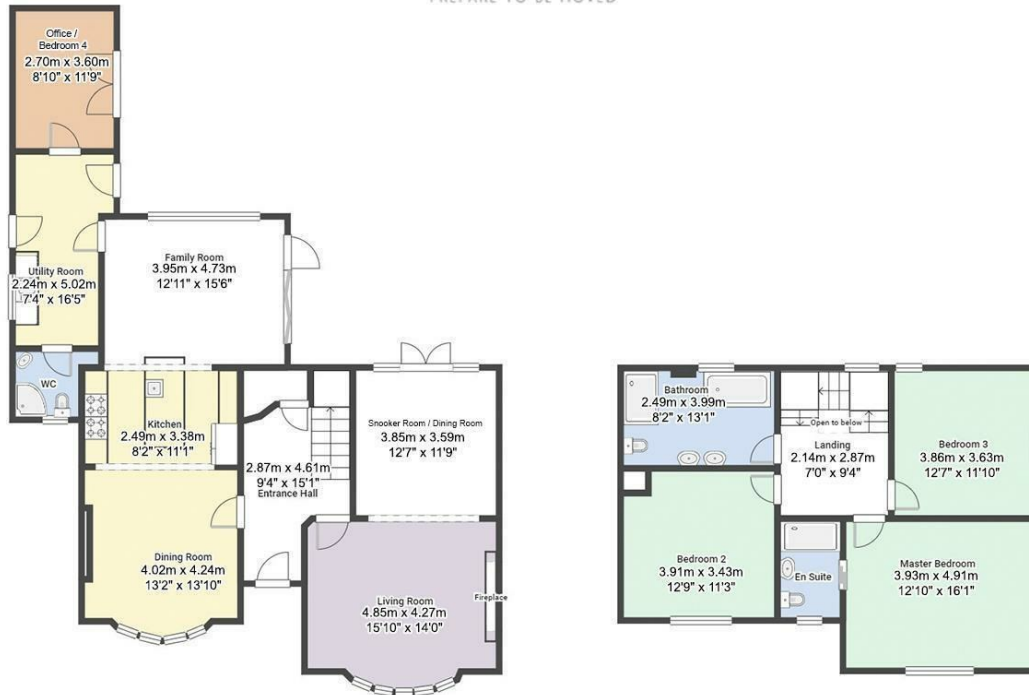
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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