

# HoldenCopley

PREPARE TO BE MOVED

Shelford Road, Gedling, Nottinghamshire NG4 4JJ

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**Guide Price £265,000**



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GUIDE PRICE - £265,000 - £280,000

NO UPWARD CHAIN...

Nestled in a sought-after location, close to essential amenities such as shops, schools, Mapperley Golf Club, and Gedling Country Park, this three-bedroom detached property presents an ideal canvas for a growing family eager to personalise their home. Upon entering the porch and transitioning through the hallway with a convenient storage cupboard, the living room seamlessly connects to the dining room. The fitted kitchen, with access to the rear garden, adds a touch of practicality to the ground floor, complemented by a convenient W/C. Ascending the stairs reveals three bedrooms, serviced by a two-piece bathroom suite and a separate W/C. The front of the property showcases a raised lawn, driveway with garage access, and a stepped pathway leading to the rear. The garage, complete with a window, lighting, electric sockets, and an electric door, offers easy entry to the driveway. The rear garden is an enclosed space with a patio area, lawn, shed, planted borders, and fence panelled boundaries.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two-Piece Bathroom Suite & Separate W/C
- Ample Storage & A Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Plenty Of Potential
- Must Be Viewed











## GROUND FLOOR

### Porch

2'10" x 2'9" (0.88 x 0.85)

The porch has vinyl flooring, and a UPVC door providing access into the accommodation.

### Hallway

11'2" x 5'5" (3.42 x 1.66)

The hallway has carpeted flooring, an in-built cupboard, a radiator, and a single door to the ground floor accommodation.

### Storage Room

6'7" x 4'6" (2.02 x 1.39)

This space has a UPVC double glazed obscure window to the side elevation, shelving, and carpeted flooring.

### Living room

13'8" x 11'8" (4.17 x 3.56)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a TV point, carpeted flooring, and open access into the dining room.

### Dining room

10'0" x 8'0" (3.06 x 2.44)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Kitchen

11'11" x 10'0" (3.65 x 3.06)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink, taps and drainer, space for a freestanding cooker, an extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, an in-built cupboard, partially tiled walls, wood-effect flooring, a UPVC double glazed window to the rear elevation, and a single door into the lean to.

### Lean To

6'7" x 3'8" (2.03 x 1.14)

This space has wood-effect flooring, windows to the rear, a single door open to the rear, and access into the W/C.

### W/C

5'3" x 2'6" (1.61 x 0.78)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a wall-mounted water heater, a wall-mounted heater, an extractor fan, and vinyl flooring.

## FIRST FLOOR

### Landing

8'11" x 4'1" (2.74 x 1.26)

The landing has an obscure window to the side elevation, carpeted flooring, access into the loft, and provides access to the first floor accommodation.

### Master Bedroom

12'0" x 11'2" (3.66 x 3.41)

The master bedroom has a UPVC double glazed window to the front elevation, an in-built double cupboard, and carpeted flooring.

### Bedroom Two

12'1" x 10'0" (3.69 x 3.07)

The second bedroom has a UPVC double glazed window to the rear elevation, an in-built double cupboard, and carpeted flooring.

### Bedroom Three

9'0" x 8'11" (2.75 x 2.73)

The third bedroom has a UPVC double glaze window to the front elevation, a radiator and carpeted flooring.

### Bathroom

8'0" x 5'6" (2.44 x 1.69)

The bathroom has a UPVC double glazed obscure window to the side elevation, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, in-built cupboards, a towel rail, floor-to-ceiling tiling, and vinyl flooring.

## W/C

4'6" x 3'2" (1.39 x 0.99)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, and carpeted flooring.

## OUTSIDE

### Front

To the front of the property is a raised lawn, driveway, access into the garage, and a stepped pathway to the rear of the property.

### Garage

17'4" x 8'1" (5.29 x 2.48)

The garage has a window to the side elevation, lighting, electric sockets, and an electric door providing access to the driveway.

### Rear

To the rear of the property is an enclosed garden with a patio area, lawn, a shed, planted borders, and fence panelled boundaries.

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

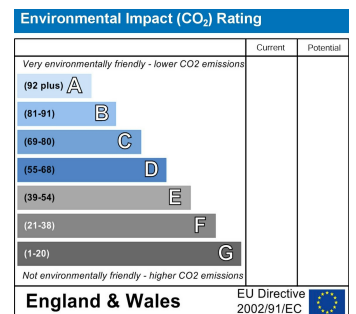
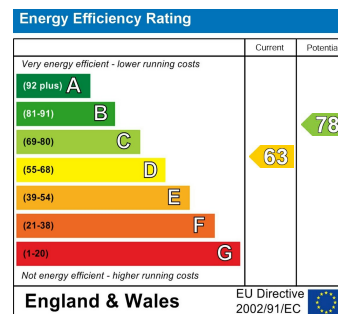
The vendor has advised the following:

Property Tenure is Freehold

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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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