

# HoldenCopley

PREPARE TO BE MOVED

Waldrom Road, Gedling, Nottinghamshire NG4 4LH

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**Guide Price £275,000**



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GUIDE PRICE: £275,000 - £290,000

SEMI DETACHED HOUSE...

Located in a serene neighbourhood just moments away from Gedling Country Park, this three-storey semi-detached residence presents an ideal haven for a growing family. Boasting seamless connectivity to Mapperley, Arnold, and Nottingham City Centre, this home offers unparalleled convenience with an array of shops, schools, and amenities within easy reach. Step into the well-appointed interior through an entrance hall, where the ground floor reveals a convenient W/C and a spacious kitchen diner, perfect for family gatherings. The adjacent living room exudes warmth and comfort, featuring French doors that seamlessly blend indoor and outdoor living, leading to the rear garden. Ascend to the first floor, where two generously sized bedrooms and a three-piece bathroom suite await, providing ample space for relaxation and rejuvenation. Journey to the second floor to discover a further double bedroom, complete with an en-suite, offering a private retreat. Outside, the property is adorned with wrought iron fencing with a planted garden at the front, while the rear boasts an enclosed garden, complete with a lawn, slated border, and a decked seating area, ideal for alfresco dining and entertaining. Additional highlights include a fence panelled boundary, courtesy lighting, and gated access to two dedicated parking spaces, ensuring both comfort and convenience for the discerning homeowner.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Modern Fitted Kitchen Diner
- Two Three Piece Bathroom Suites & A Separate W/C
- Enclosed Rear Garden
- Driveway For Two Vehicles
- Well-Presented Throughout
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, and a composite door providing access into the accommodation.

### WC

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a wall-mounted heater, and vinyl flooring.

### Kitchen Diner

12'11" x 11'2" (3.96m x 3.41m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob, stainless steel splashback and extractor fan, integrated washing machine and dishwasher, integrated fridge freezer, vinyl flooring, space for a dining table, and a UPVC double glazed window to the front elevation.

### Living Room

13'7" x 11'5" (4.15m x 3.48m)

The living room has carpeted flooring, a TV point, an update stairs cupboard, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built cupboard, a radiator, and access to the first floor accommodation.

### Bedroom Two

14'4" x 8'5" (4.38m x 2.57m)

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

### Bedroom Three

9'0" x 7'8" (2.76m x 2.35m)

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

### Bathroom

7'8" x 6'3" (2.34m x 1.91m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, a radiator, a tiled splashback, and vinyl flooring.

### Study

5'11" x 5'8" (1.82m x 1.74m)

This study has a UPVC double glazed window to the front elevation, a radiator, carpeted flooring, and access to the second floor accommodation.

## SECOND FLOOR

### Bedroom One

16'11" x 14'4" (5.18m x 4.39m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, in-built cupboards, recessed spotlights, carpeted flooring, and access into the en-suite

### En Suite

7'4" x 5'0" (2.26m x 1.53m)

The en-suite has a Velux window, a low level flush W/C, a pedestal wash basin, a shower enclosure with a shower panel unit, a radiator, recessed spotlights, eaves storage, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a small wrought iron gated planted garden, and courtesy lighting.

### Rear

To the rear of the property is an enclosed rear garden with a lawn, slated border, decked seating area, a fence panelled boundary, and gated access to two car parking spaces.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast down load speed 1000Mbps and Upload speed 220Mbps

Phone Signal – Some good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## 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.

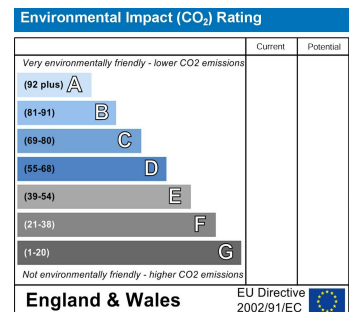
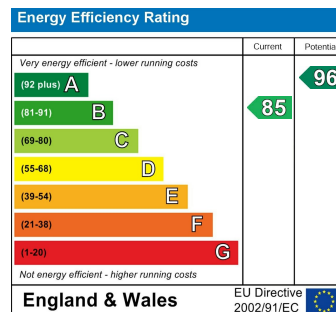
The vendor has advised the following:

Property Tenure is Freehold

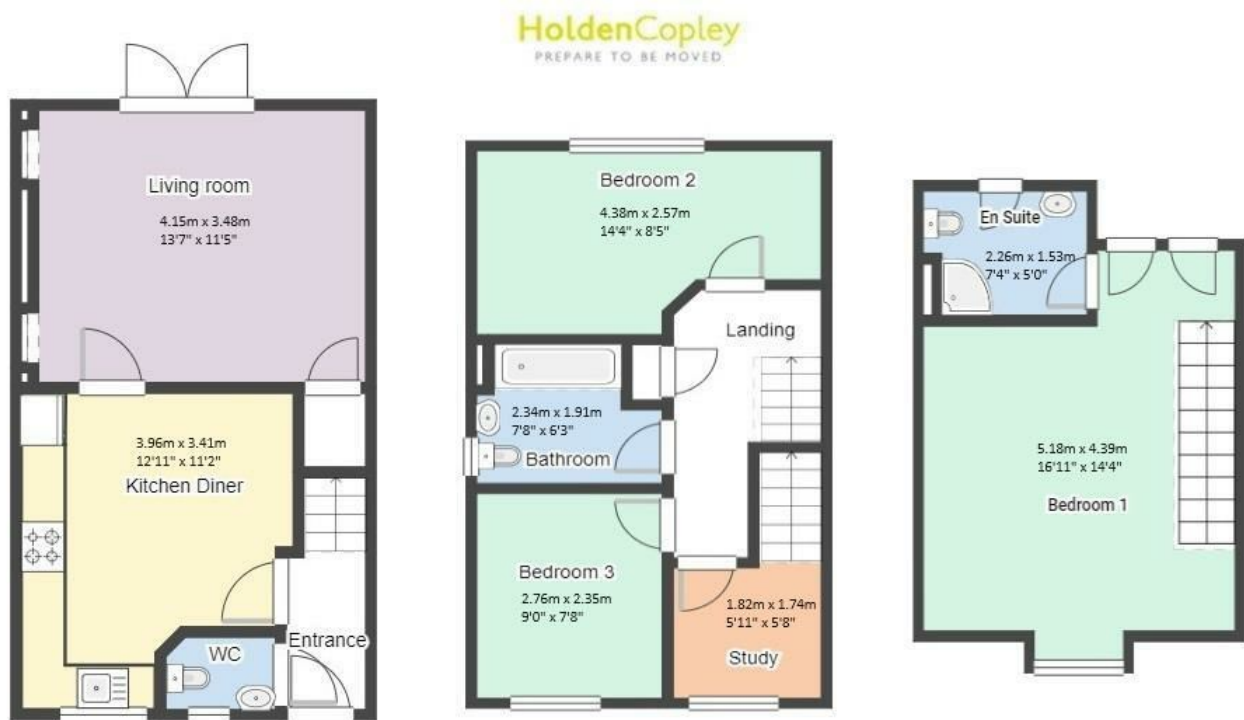
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and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