

HoldenCopley

PREPARE TO BE MOVED

Main Road, Gedling, Nottinghamshire NG4 3HE

£375,000

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STUNNING DETACHED HOUSE...

This detached house is located in a highly sought-after area, making it a perfect choice for a growing family. Situated close to shops, schools, and a variety of local amenities, the home also offers excellent transport links into Nottingham City Centre and surrounding areas. The ground floor features an inviting entrance porch with distinctive wall tiling, leading into a spacious hallway with a convenient ground floor W/C. The cosy living room boasts a feature fireplace. The modern fitted kitchen, which opens into the dining room, creates an ideal space for family gatherings and entertaining. Upstairs, you will find three generously sized bedrooms and a newly re-fitted modern bathroom. The front of the property offers a block-paved driveway and gated access to the rear garden. The enclosed rear garden is a true oasis, featuring a patio, well-maintained planted borders with mature plants, trees, shrubs, and bushes, as well as a lawn. Additionally, gated access at the end of the garden leads to a shed, providing extra storage space. This delightful home is perfect for those seeking comfort, convenience, and a peaceful environment.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Modern Fitted Kitchen
- Three Piece Bathroom Suite & Ground Floor W/C
- Off Street Parking
- Enclosed Rear Garden With A Versatile Office Space
- Popular Location
- Must Be Viewed





GROUND FLOOR

Front Porch

3'1" x 5'6" (0.94m x 1.68m)

The front porch has exposed flooring, partially tiled walls, and a UPVC door providing access into the accommodation.

Hallway

12'3" x 4'11" (3.74m x 1.52m)

The hall has a double glazed sash window to the side elevation, fitted base cupboard, a radiator, and access to the ground floor accommodation.

WC

2'6" x 5'9" (0.77m x 1.77m)

This space has a UPVC double glazed obscure window to the side elevation, a combined low flush W/C and wash basin, a chrome heated towel rail, an in-built cupboard, and wood-effect flooring.

Living Room

13'1" x 12'4" (4.01m x 3.77m)

The living room has two double glazed sash windows to the front elevation, a radiator, a recessed chimney breast alcove with a log burner and wooden mantel piece, a TV point, and carpeted flooring.

Kitchen

9'10" x 11'2" (3.01m x 3.41m)

The kitchen has a range of modern fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap, an integrated double oven, a gas ring hob and extractor fan, an integrated fridge freezer, an integrated washing machine and dishwasher, recessed spotlights, wood-effect flooring, two UPVC double glazed windows to the side and rear elevation, and open access into the dining room.

Dining Room

14'11" x 11'11" (4.55m x 3.64m)

The dining room has a UPVC double glazed window to the front and rear elevation, a recessed chimney breast alcove, a vertical radiator, recessed spotlights, wood-effect flooring, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'3" x 6'7" (1.92m x 2.03m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the boarded off with lighting via a pull down ladder, and access to the first floor accommodation.

Master Bedroom

13'1" x 12'4" (3.99m x 3.78m)

The main bedroom has two double glazed sash windows to the front elevation, a wrought iron feature fireplace with a tiled hearth, a radiator, and wood flooring.

Bedroom Two

12'6" x 12'0" (3.83m x 3.68m)

The second bedroom has two double glazed sash windows to the front and rear elevation, a feature fireplace with a tiled hearth, a radiator, and wood flooring.

Bedroom Three

11'2" x 9'11" (3.42m x 3.04m)

The third bedroom has a double glazed sash windows to the rear elevation, a radiator, and wood flooring.

Bathroom

5'4" x 8'1" (1.64m x 2.47m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity style wash basin, a 'L' shaped panelled bath with a wall-mounted rainfall and handheld shower fixture and shower screen, a heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south facing rear garden with a patio, plated borders with established plants, trees, shrubs and bushes, a lawn, and gated access to the end of the garden providing access to a shed.

Outside Office

The outside office has a UPVC double glazed window, a wall-mounted heater, lighting, and electric, and a UPVC door opening to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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 D

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.

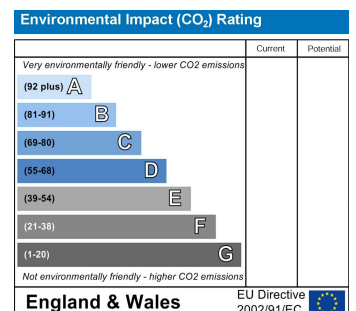
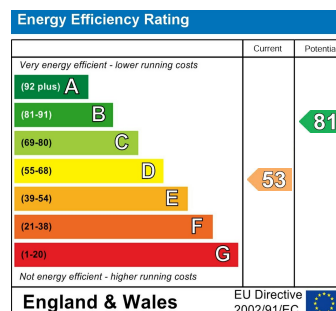
The vendor has advised the following:

Property Tenure is Freehold

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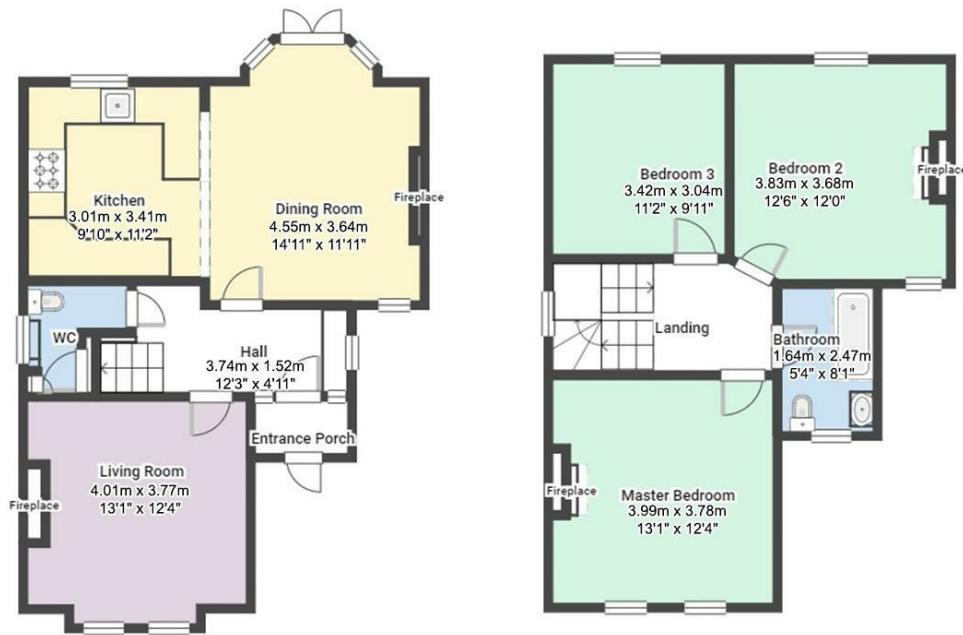
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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