

HoldenCopley

PREPARE TO BE MOVED

Renshaw Drive, Gedling, Nottinghamshire NG4 4LS

Offers Over £290,000

Renshaw Drive, Gedling, Nottinghamshire NG4 4LS



OFFERS OVER £290,000

LOCATION LOCATION LOCATION...

Nestled in a highly sought-after location, this immaculately presented four-bedroom, three-storey semi-detached house offers deceptively spacious accommodation, perfect for a growing family ready to move straight in. The property boasts close proximity to various local amenities, including the scenic Gedling Country Park, shops, excellent transport links and top-rated school catchments. Upon entering the ground floor, you are greeted by an entrance hall leading to a convenient W/C, a modern fitted kitchen and a garage. The first floor features a bright and airy living room, alongside a comfortable bedroom complete with an en-suite bathroom. Ascend to the second floor, where you will find three additional well-proportioned bedrooms, a stylish three-piece family bathroom suite and access to a boarded loft providing ample storage space. Externally, the property is complemented by a driveway to the front, while the rear reveals a private south-west facing garden, perfect for outdoor entertaining with its patio area and well-maintained lawn. This home effortlessly combines practicality and style, making it an ideal choice for families looking for both space and convenience.

MUST BE VIEWED





- Semi Detached House
- Four Bedrooms
- Spacious Living Room
- Ground Floor W/C
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- En-Suite
- Garage
- Driveway
- South-West Facing Rear Garden





GROUND FLOOR

Entrance Hall

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

W/C

This space has a low level flush W/C, a pedestal wash basin, partially tiled walls, LVT flooring, a chrome heated towel rail and a UPVC double-glazed obscure window to the side elevation.

Kitchen

16'11" x 9'5" (5.18m x 2.89m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, dishwasher, fridge-freezer and washing machine, a composite sink and a half with a drainer and a swan neck mixer tap, a gas hob with an extractor fan, tile-effect vinyl flooring, a radiator, space for a dining table set, a UPVC double-glazed window to the rear elevation and double French doors providing access out to the garden.

Garage

19'9" x 9'9" (6.03m x 2.99m)

The garage has lighting and an up and over garage door.

FIRST FLOOR

Landing

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

Living Room

16'10" x 13'11" (5.14m x 4.26m)

The living room has two UPVC double-glazed windows to the rear elevation, carpeted flooring, a radiator and a built-in media wall with storage.

Master Bedroom

10'6" x 10'5" (3.22m x 3.18m)

The master bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted mirrored wardrobes and direct access to the en-suite.

En-Suite

6'3" x 5'4" (1.91m x 1.64m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail and an extractor fan.

SECOND FLOOR

Landing

The landing has carpeted flooring, a radiator, a built-in cupboard, access to the boarded loft via a drop-down ladder and provides access to the second floor accommodation.

Bedroom Two

14'4" x 8'11" (4.39m x 2.73m)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, a built-in cupboard and fitted wardrobes.

Bedroom Three

11'8" x 10'0" (3.56m x 3.05m)

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

Bedroom Four

8'5" x 6'8" (2.58m x 2.05m)

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

Bathroom

10'4" x 6'3" (3.15m x 1.92m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed hand-held shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail and an extractor fan.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private enclosed south-west facing garden with a fence panelled boundary, an outdoor tap, a patio, decorative stones, a lawn, various plants and a single lockable wooden gate.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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:

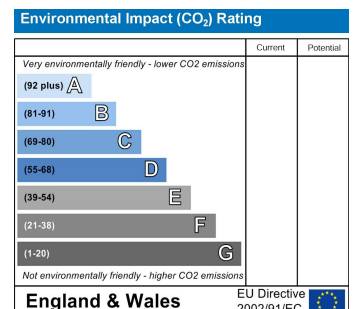
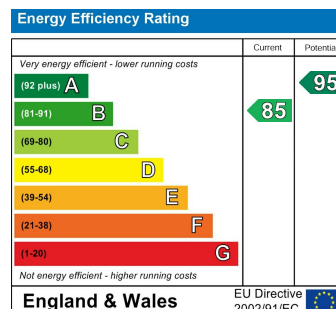
Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £141.96

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Renshaw Drive, Gedling, Nottinghamshire NG4 4LS

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.