

HoldenCopley

PREPARE TO BE MOVED

Renshaw Drive, Gedling, Nottinghamshire NG4 4LS

Offers Over £290,000

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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

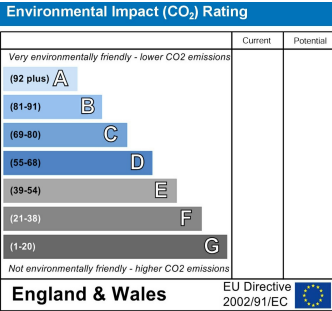
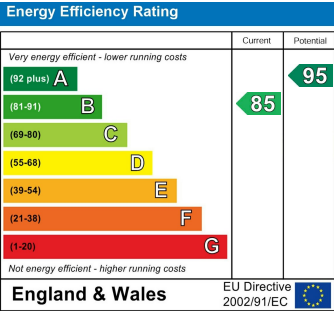
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £141.96

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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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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