

HoldenCopley

PREPARE TO BE MOVED

Shelford Road, Gedling, Nottinghamshire NG4 4JH

Offers Over £275,000

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THE PERFECT FAMILY HOME...

Situated in the sought-after location of Gedling, this impressive three-bedroom detached house provides deceptively spacious and versatile accommodation across three floors, making it an ideal home for a growing family. The property is conveniently located near local amenities, including Gedling Country Park, top-rated schools, local shops, and excellent commuting links. Upon entering, the ground floor features a welcoming porch leading into a large living room, a contemporary fitted kitchen with a separate utility room, and a dining room. Additional access to the single garage and the lower level, currently utilised as a games room, further enhances the functionality of this home. The first floor comprises three generously sized double bedrooms, all serviced by a luxurious four-piece bathroom suite. Externally, the property offers a driveway at the front with space for multiple cars and access to the garage. The rear of the house boasts a well-maintained garden complete with a patio area and a lush lawn, perfect for outdoor enjoyment. This well-presented home is ready to welcome any family looking for comfort and convenience in a popular neighborhood.

MUST BE VIEWED





- Three-Storey Detached House
- Three Double Bedrooms
- Large Living Room & Separate Dining Room
- Fitted Kitchen & Utility
- Lower Level Versatile Games Room
- Four-Piece Bathroom Suite
- Well-Maintained Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, a radiator, a UPVC double-glazed windows to the front and side elevation, and a single UPVC door providing access into the accommodation.

Living Room

24'10" x 19'11" (7.58m x 5.82m)

The "L" shaped living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, two radiators, a UPVC double-glazed bow window to the rear elevation, a TV point, space for a dining table, and a feature fireplace with a decorative surround.

Kitchen

9'7" x 8'10" (2.93m x 2.70m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a composite sink with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated oven, an integrated microwave, a ceramic electric hob with an extractor fan and splashback, an integrated fridge freezer, tiled splashback, wood-effect flooring, recessed spotlights, a wall-mounted alarm panel, a UPVC double-glazed bow window to the side elevation, and a single UPVC door into the utility.

Utility Room

8'3" x 6'11" (2.52m x 2.13m)

The utility room has a fitted worktop, space and plumbing for a washing machine, space for a tumble-dryer, wood-effect flooring, recessed spotlights, UPVC double-glazed windows to the rear elevation, and a single UPVC door to access the garden.

Dining Room

15'1" x 7'9" (4.62m x 2.38m)

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

Garage

17'7" x 7'10" (5.37m x 2.39m)

The garage has a UPVC double-glazed obscure window to the rear elevation, a single UPVC door to access the garden, lighting, and an up and over door opening out onto the front driveway.

Boiler Room

5'4" x 5'3" (1.65m x 1.62m)

LOWER LEVEL

Games Room

11'10" x 18'9" (3.61m x 5.73m)

The games room has carpeted flooring, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door to access the garden.

FIRST FLOOR

Landing

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'11" x 9'11" (4.26m x 3.04m)

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

Bedroom Two

9'11" x 10'8" (3.03m x 3.27m)

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

Bedroom Three

10'11" x 8'9" (3.33m x 2.67m)

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

Bathroom

10'1" x 5'3" (3.09m x 1.62m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, an electrical shaving point, a corner fitted bath, wood-effect flooring, fully tiled walls, a radiator, recessed spotlights, an extractor fan, and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage and courtesy lighting.

Rear

To the rear of the property is a private enclosed garden with a patio area, steps down to a lawn, a range of mature trees, plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps download / 220 Mbps - upload

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - very low risk

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:

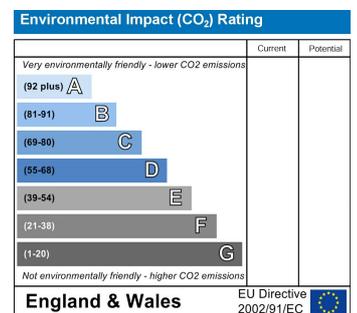
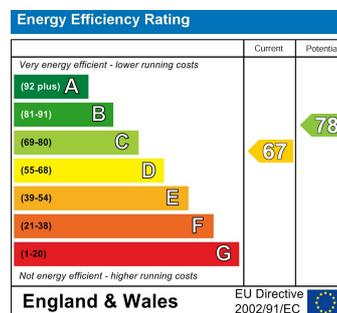
Property Tenure is Freehold

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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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