

HoldenCopley

PREPARE TO BE MOVED

Renshaw Drive, Gedling, Nottinghamshire NG4 4LS

Guide Price £340,000 - £380,000

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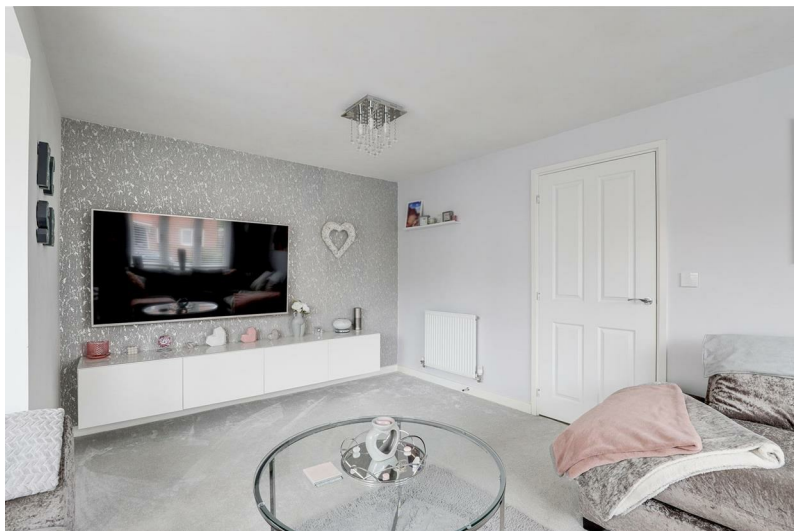


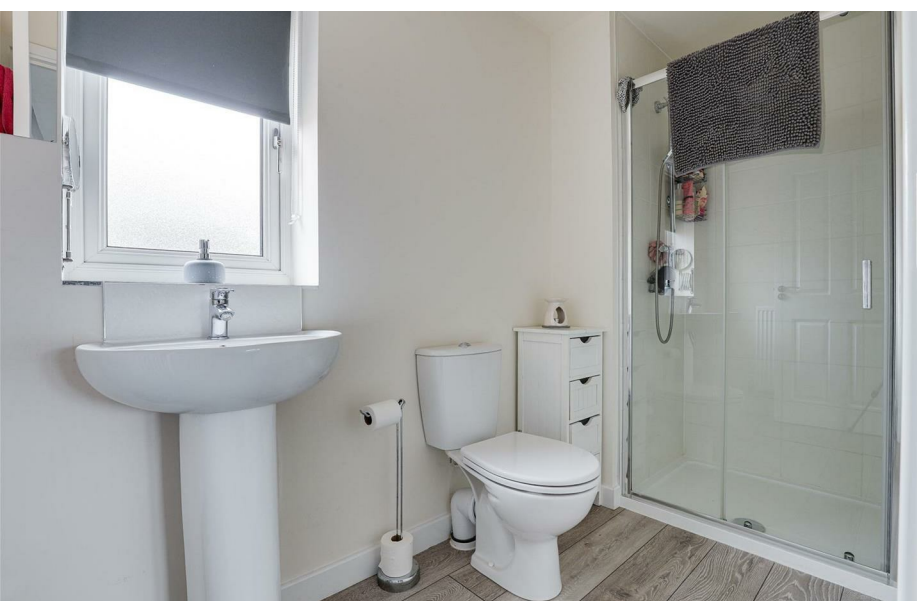
GUIDE PRICE £340,000 - £380,000

WELL-PRESENTED THROUGHOUT...

This well-presented four-bedroom detached house offers modern living in a popular location, close to a variety of local amenities including shops, eateries, schools, and convenient commuting links. Upon entering, you are welcomed by a bright and inviting entrance hall that leads to the spacious reception room, perfect for relaxation and entertaining. The heart of the home is the modern kitchen diner, which features sleek finishes and double French doors that open out to the rear garden, creating a seamless indoor-outdoor flow. A convenient ground-floor W/C completes the downstairs layout. The upper level houses two double bedrooms, with the main bedroom benefiting from a private en-suite. The second bedroom is equipped with fitted wardrobes, and a stylish family bathroom serves this floor. The top level offers two additional double bedrooms, providing ample space for family or guests. Outside, the property features a decorative front garden filled with a variety of plants and shrubs, enhancing its curb appeal. The rear garden has a well-maintained lawn, a decked seating area, and a selection of plants and shrubs. Gated access leads to the driveway and garage, offering both security and convenience.

MUST BE VIEWED!





- Detached House
- Four Double Bedrooms
- Reception Room
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom & En-Suite
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'8" x 12'10" (2.05m x 3.92m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

13'1" x 15'10" (3.99m x 4.84m)

The living room has carpeted flooring, a radiator, a UPVC double-glazed window to the front elevation and a UPVC double-glazed bay window to the side elevation.

Kitchen Diner

10'3" x 15'8" (3.14m x 4.80m)

The kitchen diner has a range of fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap and draining grooves, an integrated oven, gas hob, dishwasher & fridge freezer, partially tiled walls, recessed spotlights, a radiator, tiled flooring, two UPVC double-glazed windows to the front and side elevation and double French doors opening out to the rear garden.

W/C

2'11" x 5'7" (0.89m x 1.72m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, a recessed spotlight, tiled flooring and a UPVC double-glazed obscure window to front elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Master Bedroom

9'8" x 11'4" (2.97m x 3.47m)

The main bedroom has carpeted flooring, a radiator, access to the en-suite and two UPVC double-glazed windows to the front and side elevations.

En-Suite

4'3" x 9'8" (1.31m x 2.95m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a radiator, partially tiled walls, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'1" x 14'1" (3.09m x 4.31m)

The second bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes and two UPVC double-glazed windows to the front and side elevations.

Bathroom

6'3" x 7'10" (1.92m x 2.41m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, an in-built storage cupboard, vinyl flooring, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

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

Bedroom Three

11'11" x 13'10" (3.64m x 4.22m)

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

Bedroom Four

10'0" x 13'8" (3.06m x 4.17m)

The fourth bedroom has carpeted flooring, a radiator, an in-built storage cupboard and two UPVC double-glazed windows to the front and side elevations.

OUTSIDE

Front

To the front of the property is a decorative garden with a variety of plants and shrubs and courtesy lighting.

Rear

To the rear of the property is an enclosed garden with a lawn, a decked seating area with space for a hot tub, plants and shrubs and gated access to the driveway & garage.

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 - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 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 E

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

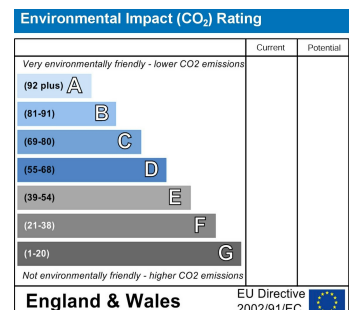
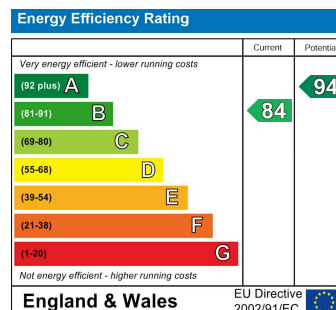
Service Charge in the year marketing commenced (£PA): £177.00

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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.

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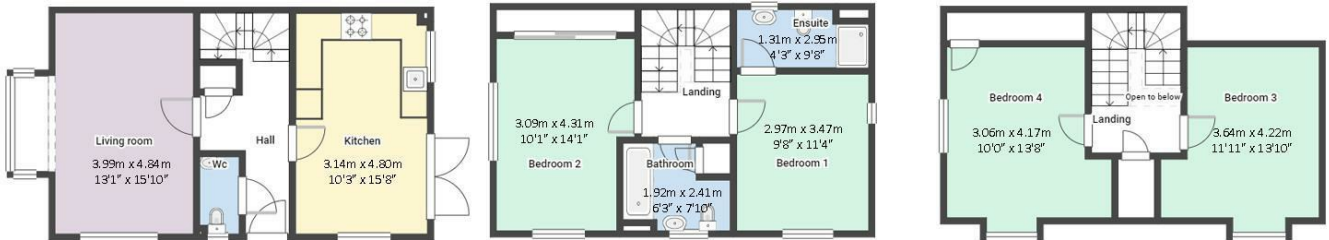
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



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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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