

# HoldenCopley

PREPARE TO BE MOVED

Redcar Close, Gedling, Nottinghamshire NG4 4EW

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Guide Price £225,000 - £260,000



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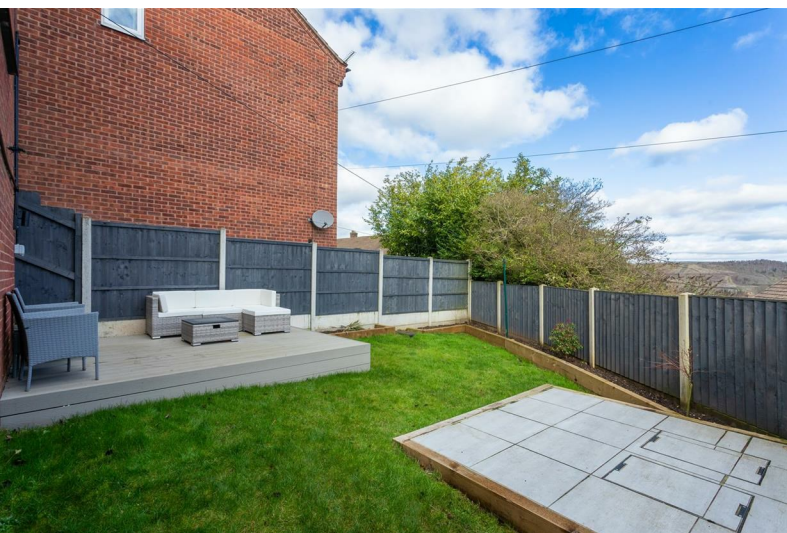


GUIDE PRICE £225,000 - £250,000...

WELL-PRESENTED THROUGHOUT...

This well-presented three-bedroom detached home is the perfect choice for first-time buyers, offering a move-in ready space in a popular location. Conveniently situated close to a range of local amenities, including shops, well-regarded schools, and excellent commuting links. Upon entering, the welcoming entrance hall leads to a spacious reception room, ideal for relaxing or entertaining. The modern kitchen is thoughtfully designed for all your culinary needs, while a spacious utility room and a ground-floor W/C add extra convenience. Upstairs, the home boasts two double bedrooms, a comfortable single bedroom, and a stylish family bathroom. Externally, the property features a driveway providing off-road parking, with garage access for additional storage. The rear garden is a fantastic outdoor retreat, offering a patio seating area, a decked seating area, and a well-maintained lawn, perfect for enjoying the outdoors.

MUST BE VIEWED!







- Detached House
- Three Bedrms
- Spacious Reception Room
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- Well-Presented Throughout
- Popular Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

5\*10" x 7\*8" (1.80m x 2.35m)

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

Living Room

16\*0" x 15\*5" (4.88m x 4.71m)

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

Kitchen

8\*3" x 7\*0" (2.53m x 2.15m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink with a drainer and a swan neck mixer tap, an integrated dishwasher, space for a cooker, a wall-mounted boiler, partially tiled walls, vinyl flooring and a UPVC double-glazed window to the front elevation.

Utilty Room

8\*0" x 11\*8" (2.44m x 3.57m)

The utility room has a range of fitted base and wall units with a worktop, space and plumbing for a washing machine & tumble dryer, partially tiled walls, a heated towel rail, recessed spotlights and vinyl flooring.

W/C

3\*4" x 3\*7" (1.03m x 1.11m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, an extractor fan and vinyl flooring.

FIRST FLOOR

Landing

8\*11" x 8\*3" (2.73m x 2.53m)

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

Master Bedroom

8\*10" x 12\*10" (2.70m x 3.92m)

The main bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Two

9\*5" x 11\*3" (2.89m x 3.44m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Three

9\*1" x 6\*10" (2.77m x 2.09m)

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

Bathroom

8\*0" x 6\*0" (2.45m x 1.85m)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, an extractor fan tiled flooring and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage for storage, gated access to the rear garden and fence panelling boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, a lawn, a decked seating area and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & 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 – Please note that the access road serving the property is unadopted and not maintained.

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the garage has been converted and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

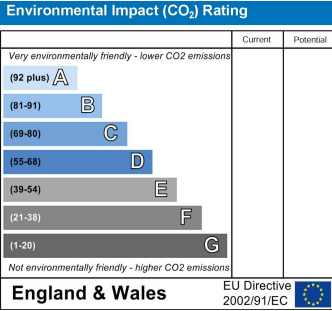
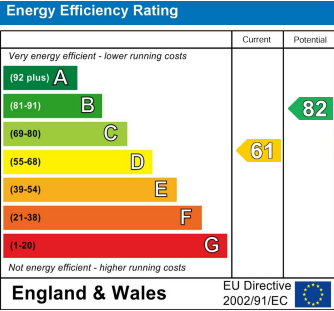
The vendor has advised the following:

Property Tenure is Freehold

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.

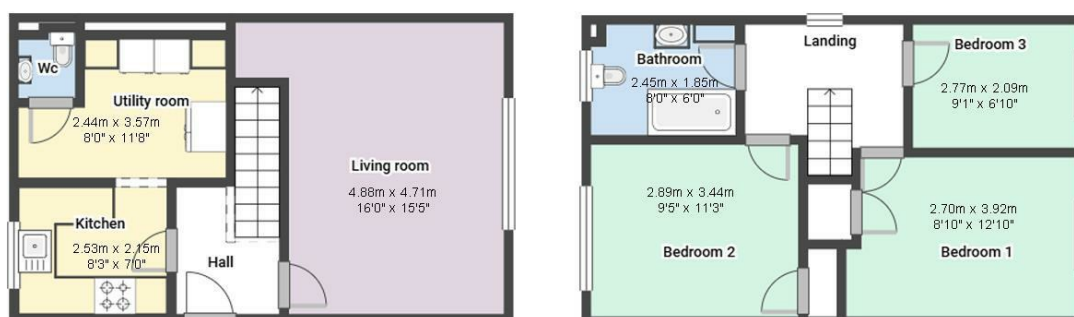
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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





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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](mailto:mapperleyoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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