

HoldenCopley

PREPARE TO BE MOVED

Main Road, Gedling, Nottinghamshire NG4 3HP

Guide Price £325,000 - £350,000

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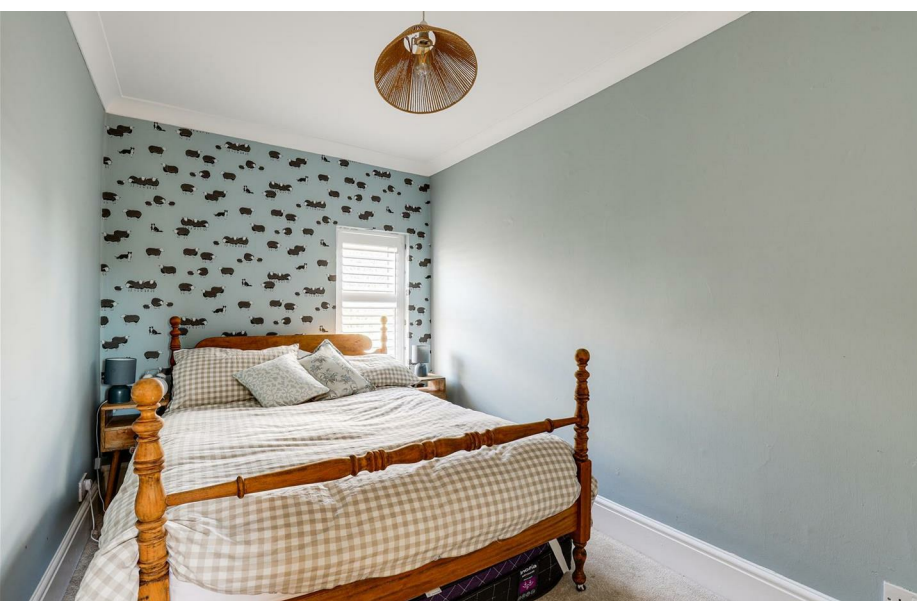
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BEAUTIFULLY PRESENTED THREE-STOREY HOME...

This beautifully presented three-storey mid-terrace house offers spacious and stylish accommodation throughout and has been freshly decorated, making it the ideal home for any family ready to move straight in. The property is situated in a popular location, close to a range of local amenities including shops, great schools, and transport links, as well as being just a short distance from Gedling Country Park. A new boiler was installed in spring 2023, and the party wall in the kitchen has been soundproofed for added comfort. Planning permission has recently been granted for a dropped kerb at the front, offering the option for new owners to create a private driveway if desired. On the ground floor, the accommodation includes an entrance hall, a bay-fronted reception room with a feature fireplace, and a modern shaker-style kitchen fitted this year, which opens into the dining area and is enhanced by new wooden double French doors, also fitted this year, leading out to the rear garden. The first floor hosts a spacious master bedroom benefiting from an en-suite, along with a three-piece family bathroom suite. The second floor offers three further well-proportioned bedrooms and access to the loft for additional storage. Throughout the property, all carpets and flooring have been newly fitted this year, apart from the living room. Outside, the property enjoys a walled front garden with on-street parking available, while to the rear is a private enclosed garden featuring a paved patio seating area, a well-maintained lawn, and a useful garden shed.

MUST BE VIEWED





- Three-Storey Mid-Terrace House
- Four Bedrooms
- Bay Fronted Reception Room & Dining Room
- Newly Fitted Modern Kitchen
- Three Piece Bathroom Suite & En-Suite
- Private Enclosed Rear Garden
- Popular Location
- New Boiler Installed Spring 2023
- Beautifully Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'7" x 3'4" (4.46m x 1.02m)

The entrance hall has patterned tile-effect flooring, carpeted stairs, a column radiator, coving, a decorative ceiling arch and a single composite door providing access into the accommodation.

Living Room

14'11" x 11'11" (4.55m x 3.65m)

The living room has a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, laminate flooring, a column radiator, a feature fireplace with a decorative surround, coving and a ceiling rose.

Kitchen

13'1" x 11'5" (4.01m x 3.48m)

The kitchen has a range of fitted shaker style base and wall units with dekon worktops and splashback, space for a Range cooker with an extractor hood, a double Belfast sink with a swan neck mixer tap, herringbone style laminate flooring, a vertical column radiator, recessed spotlights and open access into the dining room.

Dining Room

8'3" x 13'2" (2.54m x 4.02m)

The dining room has a wooden full length window to the rear elevation, a roof light, herringbone style laminate flooring, a vertical column radiator, a built-in cupboard and wooden double French doors providing access out to the garden.

FIRST FLOOR

Landing

9'3" x 2'9" (2.84m x 0.86m)

The landing has a UPVC double-glazed obscure window to the rear elevation, carpeted flooring, a column radiator, a built-in cupboard with bi-folding doors and provides access to the first floor accommodation.

Master Bedroom

12'6" x 15'7" (3.82m x 4.75m)

The main bedroom has UPVC double-glazed windows with bespoke fitted shutters to the front elevation, herringbone style laminate flooring, a column radiator, a picture rail, recessed spotlights and access into the en-suite.

En-Suite

7'4" x 4'1" (2.26m x 1.27m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a corner fitted shower enclosure with a mains-fed shower and tiled walls, patterned tile-effect flooring, a chrome heated towel rail and recessed spotlights.

Bathroom

7'6" x 8'0" (2.31m x 2.46m)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with a mains-fed over the head rainfall shower, hand-held shower and glass shower screen, a recessed wall alcove, laminate flooring, a column radiator, partially tiled walls and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Landing

2'2" x 6'4" (0.66m x 1.93m)

The landing has a roof light, carpeted flooring, a built-in cupboard, access into the loft, recessed spotlights and provides access to the second floor accommodation.

Bedroom Two

7'1" x 12'7" (2.18m x 3.84m)

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

Bedroom Three

12'5" x 9'8" (3.80m x 2.96m)

The third bedroom has a roof light, carpeted flooring and recessed spotlights.

Bedroom Four

7'1" x 12'7" (2.17m x 3.84m)

The fourth bedroom has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, carpeted flooring, a radiator and coving.

OUTSIDE

Front

To the front is on street parking, a walled garden with mature trees and a single iron gate providing access.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, various plants, mature trees, a brick-built raised planter, a shed, an outdoor tap, courtesy lighting, a single wooden gate and fence panelled and brick-walled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

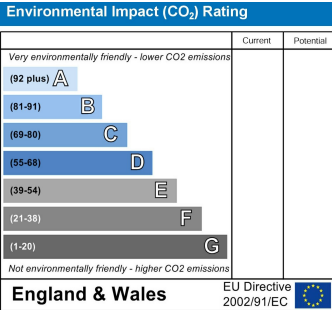
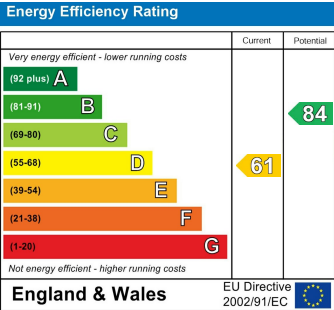
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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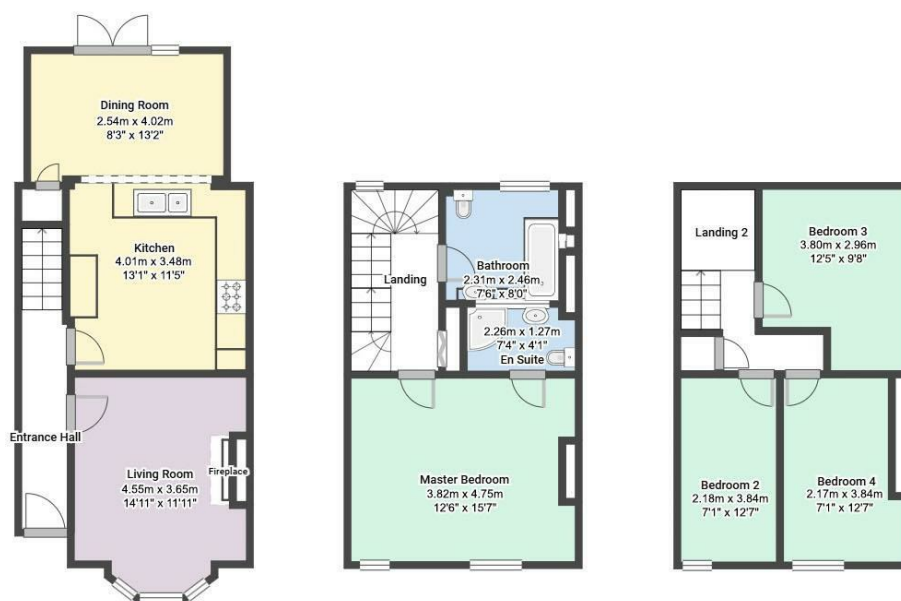
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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