

# HoldenCopley

PREPARE TO BE MOVED

Saltford Close, Gedling, Nottinghamshire NG4 4BD

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Guide Price £375,000 - £425,000



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DETACHED HOUSE...

Nestled in a highly sought-after location just a stone's throw away from Willow Park and Willow Farm Primary School, this detached house offers the epitome of family living. Its prime position ensures easy access to a plethora of local amenities and excellent transport links, making it an ideal choice for those seeking convenience without compromising on quality. As you step through the entrance hall, you're greeted by a sense of warmth and comfort. The spacious living room boasts a captivating feature fireplace and a square bay window, flooding the space with natural light. The modern fitted kitchen diner is perfect for hosting family gatherings, with French doors leading out to the rear garden and seamlessly connecting to the inviting family room with bi-folding doors opening out to the rear garden. Convenience is key with a ground floor W/C adding practicality to the layout. Ascending the stairs to the first floor, you'll find four well-proportioned bedrooms, with the first bedroom enjoying the luxury of an en-suite. A three-piece bathroom suite serves the remaining bedrooms, completing the upper level with functionality. Outside, the property offers a frontage with a small gravelled area, a block paved driveway leading to the garage, and a gate providing access to the rear garden. The garage itself is equipped with lighting, electrics, and ample storage space, accessible via an up-and-over door. The rear garden beckons with its low-maintenance design, featuring a block paved patio, a pergola, raised planted borders, and an artificial lawn, all enclosed within a fence panelled boundary. This meticulously maintained home presents a rare opportunity to embrace family living in a coveted location, ready for new memories to be made.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Spacious Living Room
- Kitchen Diner
- Family Room
- Two Three-Piece Bathroom Suites & A Ground Floor W/C
- Double Driveway & Garage
- Low-Maintenance Rear Garden
- Well-Presented Throughout
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, coving to the ceiling, large cloakroom, a radiator, carpeted stairs, and a single door providing access into the accommodation.

### W/C

8'8" x 2'11" (2.65m x 0.90m)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a radiator, and wood-effect flooring.

### Living Room

21'3" into bay x 12'0" (6.48m into bay x 3.66m)

The living room has a UPVC double glazed square bay window to the front elevation, a TV point, a recessed chimney breast fireplace, coving to the ceiling, and wood-effect flooring.

### Kitchen Diner

26'11" x 10'0" (8.22m x 3.07m)

The kitchen diner has a range of modern fitted base and wall units with a marble-effect worktop with a breakfast bar, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, an integrated microwave, ceramic hob, two radiators, coving to the ceiling, recessed spotlights, space for a dining table, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

### Family Room

8'11" x 8'3" (2.73m x 2.53m)

The family room has wood-effect flooring, recessed spotlights, a UPVC double glazed window to the rear elevation, skylight windows, and bi-folding doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, coving to the ceiling, recessed spotlights, an in-built cupboard, access into the loft, and access to the first floor accommodation.

### Bedroom One

15'11" max x 10'9" (4.86m max x 3.30m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, recessed spotlights, carpeted flooring, and access into the en-suite.

### En Suite

7'9" x 5'9" (2.38m x 1.76m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a countertop wash basin, a shower enclosure with a wall-mounted electric shower fixture, a radiator, recessed spotlight lights, partially tiled walls, and wood-effect flooring.

### Bedroom Two

10'5" x 10'2" (3.19m x 3.10m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

### Bedroom Three

12'7" x 8'4" (3.85m x 2.56m)

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

### Bedroom Four

8'9" x 6'1" (2.68m x 1.86m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, an open in-built cupboard, a dado rail, and carpeted flooring.

### Bathroom

7'3" x 5'1" (2.23m x 1.56m)

The bathroom has UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with central taps, a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, partially tiled walls and waterproof boarding, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a small gravelled area, courtesy lighting, block paved double driveway giving access into the garage, and a gate providing access to the rear of the property,

### Garage

14'11" x 7'11" (4.55m x 2.43m)

The garage has lighting, electrics, ample storage, and an up-and-over door opening to the driveway.

### Rear

To the rear of the property is a low-maintenance rear garden with a block paved patio area, a pergola, raised planted borders, an artificial lawn, and a fence panelled boundary.

## 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.

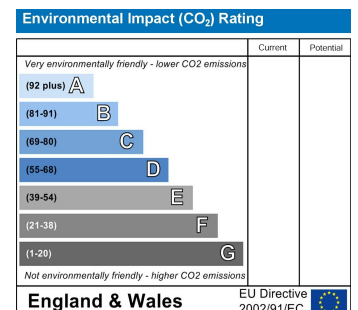
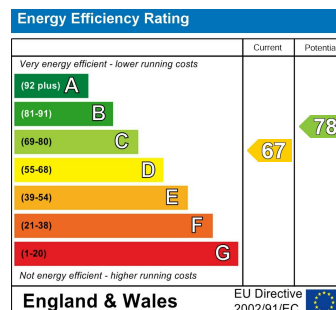
The vendor has advised the following:

Property Tenure is Freehold

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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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