



39 Renshaw Drive, Gedling, NG4 4LR

£230,000

 2  1  1  B





THIS KITCHEN
IS FOR
DANCING

39 Renshaw Drive Gedling, NG4 4LR

- Two double bedrooms
- Large garden, patio & decking
- Parking for two cars
- Downstairs toilet
- Kitchen with built-in oven & hob
- Immaculate throughout

GREAT FIRST TIME BUY!! An immaculate modern end town house with two double bedrooms, downstairs toilet, lovely gloss white kitchen and rear lounge with double doors leading out to a great sized garden!

£230,000



Overview

An excellent end town house located on Renshaw Drive, forming part of this popular new development. Built in 2019, the property boasts a contemporary design with immaculate interiors that are sure to impress.

As you step inside, you are greeted by the hallway which leads directly in to the kitchen, with gloss white units, large porcelain floor tiles, built-in oven and hob and a feature vertical LED backlit wine rack. The rear lounge has herringbone wood style flooring and double doors leading out to the very generous back garden, with large full-width patio and the addition of a decked seating area at the bottom of the garden, capturing the afternoon sun. Upstairs there are two double bedrooms and modern stylish bathroom with a mains shower over the bath, with an additional downstairs toilet for convenience.

One of the highlights of this home is its location, being just a stone's throw away from both Gedling Country Park and the new Gedling Access Road, putting the open countryside on your doorstep. And just a few minutes drive in the other direction is Mapperley's thriving shopping area with numerous bars, cafe's restaurants and amenities.

Entrance Hallway

With double glazed composite front door, radiator, tiled floor, stairs to the first floor and door through to the kitchen.



Breakfast Kitchen

With large porcelain tiled floor and a range of units in gloss white with wood effect worktops, LED worksurface lighting and inset 1 1/2 bowl stainless steel sink unit and drainer. Brushed steel trim electric oven, four ring gas hob and extractor with black glass splashback, feature LED backlit wine rack, space for an upright fridge freezer, plumbing for a washing machine, radiator, UPVC double glazed front window and doors to both the downstairs toilet and lounge.

Lounge

With herringbone wood style flooring, radiator, TV aerial point and UPVC double glazed double doors to the rear patio.

First Floor Landing

Loft access and radiator.

Bedroom 1

Built-in five door wardrobe with central mirror, bedside power points with USB ports, TV aerial point, radiator and UPVC double glazed rear window.

Bedroom 2

Built-in large double part-shelved cupboard, separate over-stair wardrobe with light, radiator and UPVC double glazed front window.

Bathroom

Consisting of bath with full-height tiling, mains shower and glass screen, wash basin and concealed cistern dual-flush toilet with vanity surround and cupboards. Chrome ladder towel rail, tiled floor, extractor fan and UPVC double glazed side window.

Outside

To the front is a small lawn with gravelled beds. The driveway provides parking for at least two cars, with side gate leading to the rear. To the rear is a large full width paved patio with outside tap and LED floodlight, great sized lawn, small PVC garden shed, plum slate bed and enclosed with a fenced perimeter. At the end of the garden is a further decked seating/barbecue area.

Material Information

TENURE: Freehold - plus £142.00pa management fee (collected in quarterly instalments)

COUNCIL TAX: GBC - Band B

PROPERTY CONSTRUCTION: Brick Cavity

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no







LOCATION OF BOILER: kitchen cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus Energy
MAINS ELECTRICITY PROVIDER: Octopus Energy
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access to the front and rear.

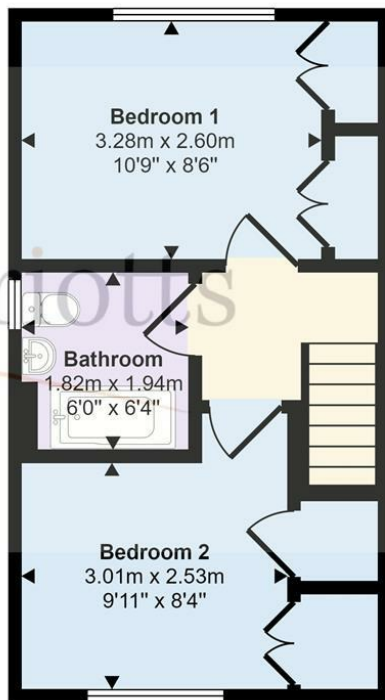




Approx Gross Internal Area
57 sq m / 615 sq ft



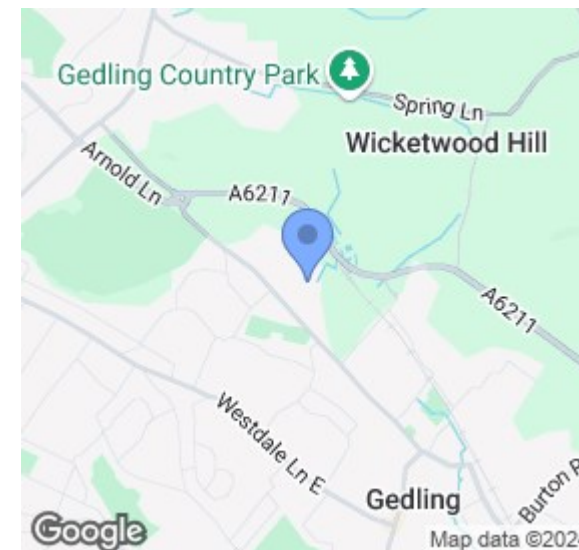
Ground Floor
Approx 28 sq m / 304 sq ft



First Floor
Approx 29 sq m / 311 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 97 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

