



214 Shelford Road, Gedling, NG4 4JJ

£320,000





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- Three double bedrooms
- Full width kitchen diner
- Garden/games room
- Garage office conversion
- Downstairs toilet
- Modern bathroom

Located at the very end of Shelford Road next to Digby Avenue is this immaculate detached house with three double bedrooms, downstairs toilet, converted garage/office and a fabulous low maintenance rear garden with a large garden/games room!

£320,000



Overview

Located at the very end of Shelford Road, this detached family home is in a great location, with elevated front facing views, local bus stops and services and a Co-op just a couple of minutes walk away. In the opposite direction, Gedling Country Park is just a few minutes drive.

One of the standout features of this lovely home is the garage, cleverly converted into a functional office space, ideal for those who work from home or need a quiet place to focus. Access to the office is via a staircase from the entrance hallway and the front part of the garage has been retained as a small storage area with roller door. Parking is provided by a good sized driveway for at least two cars.

If you like to entertain in style, just step outside to the low maintenance split level gardens, complete with extensive PVC decking, pebbled water feature and steps leading up to the upper level with artificial grass, fitted bench seating and a large garden/games room with light and power, which could also be transformed in to several other functions. If you're tempted, the existing large 'tikki bar' can be bought by separate negotiation, making a fabulous place to entertain.

The heart of the home lies in the modern full-width kitchen diner, with integrated appliances, separate dining area with double doors leading out to the garden, and access to the side entrance lobby, which has a utility cupboard and a modern downstairs toilet.

If you are looking for a property that seamlessly combines practicality with contemporary living and entertaining, then this detached house on Shelford Road is the perfect choice. Don't miss the opportunity to make this house your home and create lasting memories in this inviting space.

Entrance Hall

With UPVC double-glazed front entrance door, radiator, dog-leg staircase with low-level LED courtesy lighting leading to the first floor with under-stair cupboard. Doors to both the lounge and kitchen diner and door and stairs leading down to the office.



Office

Before you go down to the office, a mezzanine shelf provides useful storage space, plus a retractable coat rail. UPVC double-glazed side window and two ceiling lighting tracks.

Lounge

UPVC double glazed front window, radiator and points for a wall mounted TV.

Kitchen Diner

A range of wall and base units with contrasting black worktops and inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of an integrated electric double oven and a separate five-ring gas hob with black glass splashback and extractor canopy. Plumbing for a dishwasher, wall-mounted Glowworm combination gas boiler, wood effect laminate flooring and UPVC double glazed door leading to the side entrance porch. The dining area has UPVC double glazed double doors leading out to the decking, wood style laminate flooring and points for a wall-mounted TV

Side Entrance Porch

With UPVC double-glazed side door and window, access to the downstairs toilet and utility cupboard with plumbing for a washing machine and worktop.

Downstairs Toilet

Dual flush toilet with feature Aqua back board, wash basin, radiator and extractor fan.

First Floor Landing

Loft access with ladder into the roof space, UPVC double glazed side window and radiator.

Bedroom 1

Built-in wardrobes with sliding doors, LED downlights, wall lights above the space, UPVC double glazed rear window and radiator.

Bedroom 2

UPVC double glazed front window with elevated views and radiator.

Bedroom 3

UPVC double glazed front window with elevated views and radiator.

Bathroom

Consisting of a shaped bath and screen with electric shower and central mixer tap, fully tiled walls and matching removable tiled bath surround. Dual flush toilet and pedestal washbasin with tiled splashback, slate tile effect flooring, LED downlights, extractor fan and vertical radiator finished in black.

Outside

There is ample parking to the front for at least two to three cars with a roller door leading into a small storage area occupying the front of the original garage. Brick retaining wall and steps lead up to the front door. To the rear, there is extensive PVC wood grain finish decking with external power and wall lighting. A side gate leads to a concealed garden shed and storage area. The large covered Tikki-style bar is for sale by separate negotiation. Pebbled water feature and steps lead up to the main garden with artificial grass, fitted bench seating and enclosed with a fenced perimeter. There is a large garden/games room with double doors, light and power which serves as a multi purpose building.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band C
PROPERTY CONSTRUCTION: cavity brick
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
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EDF Energy
MAINS ELECTRICITY PROVIDER: EDF Energy
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes







BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

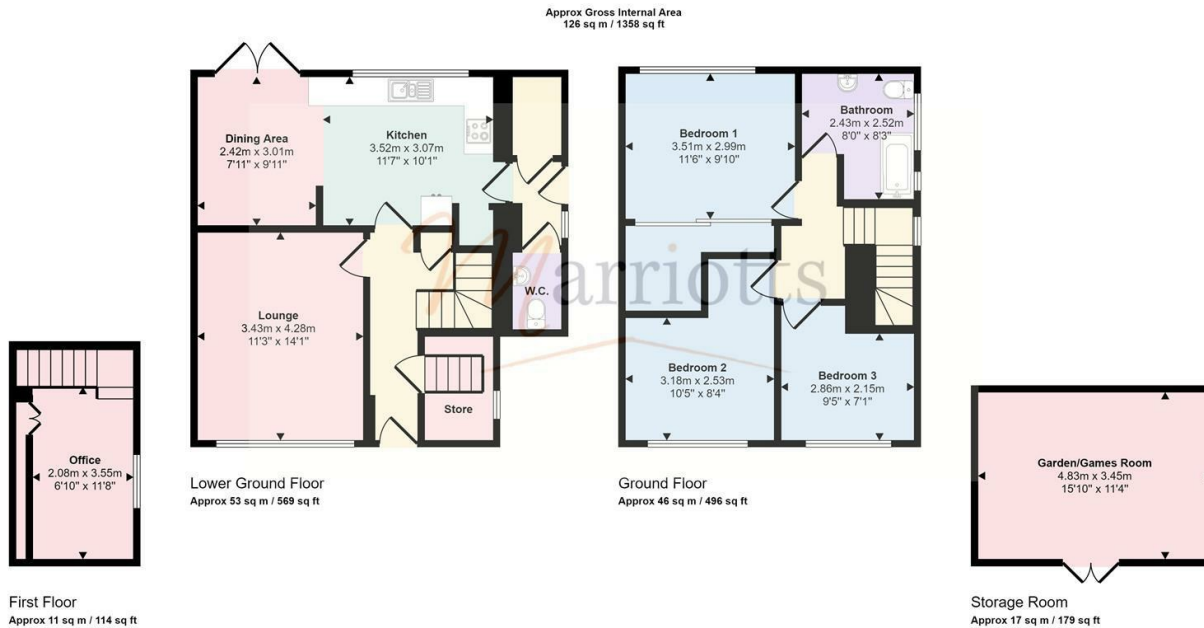
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: steps to front. Level rear access.



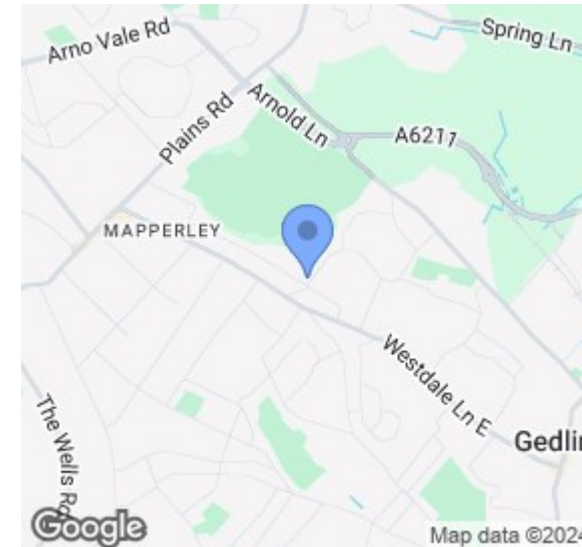




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 66 | |
| (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 | |



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