



ELITE HOMES

Consultative Estate Agents with Integrity



7 Shaw Gardens, Gedling, Nottingham  
NG4 2NY



# Overview

A stylishly decorated three-bedroom detached family home in ever-popular Gedling, close to amenities and transport links. Features include a lounge with media wall, contemporary dining kitchen, family bathroom, en-suite, downstairs WC. Recently landscaped low-maintenance garden, newly converted office, garage space, and off-street parking.

# Key Features

- Stylish 3 bed detached house in popular Gedling
- Three bedrooms, family bathroom and en-suite
- Good-sized lounge with feature media wall
- Modern dining kitchen with a range of units & French doors to garden
- Downstairs WC
- Newly converted office
- Garage space and off-street parking
- Recently landscaped garden - low maintenance
- UPVC double glazed windows, gas central heating
- Close to ample amenities and transport links

# Description

A beautifully presented, modern three-bedroom detached family home, ideally located in the highly sought-after area of Gedling.

Set within a well-established and popular residential neighbourhood, this spacious home offers convenient access to a wealth of local amenities, including shops, schools, parks, and excellent public transport links to Nottingham city centre and beyond.

# Accommodation

The property boasts a thoughtfully designed layout, featuring a welcoming entrance hallway with a convenient downstairs WC, a generous lounge perfect for relaxing or entertaining, and a stylish open-plan dining kitchen. The kitchen is fitted with a contemporary range of high-quality units and integrated appliances, with French doors that seamlessly open onto a recently landscaped, low-maintenance rear garden—ideal for outdoor dining and family gatherings.

Upstairs, the home offers three well-proportioned bedrooms, including a master bedroom with en-suite shower room, and a modern family bathroom serving the additional bedrooms.

Additional benefits include a newly converted home office—perfect for remote working or study—a versatile garage space, and an off-street parking area complete with an electric vehicle charging point option.

This impressive property combines comfort, practicality, and style, making it the perfect choice for modern family living.

## Ground Floor

Entrance Hall - 4.45 max x 1.76 max (14'7" max x 5'9" max)

Lounge - 5.43 x 3.02 (17'9" x 9'10")

Dining Kitchen - 5.43 x 2.72 (17'9" x 8'11")

## First Floor

Bedroom 1 - 3.66 x 3.08 (12'0" x 10'1")

En-Suite - 1.89 x 1.25 (6'2" x 4'1")

Bedroom 2 - 2.92 x 2.75 (9'6" x 9'0")

Bedroom 3 - 2.72 max x 1.78 max (8'11" max x 5'10" max)

Bathroom - 2.06 x 1.67 (6'9" x 5'5")

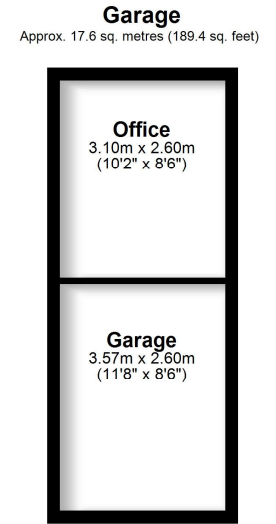
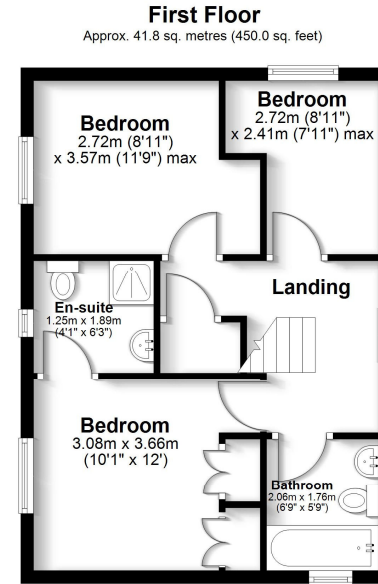
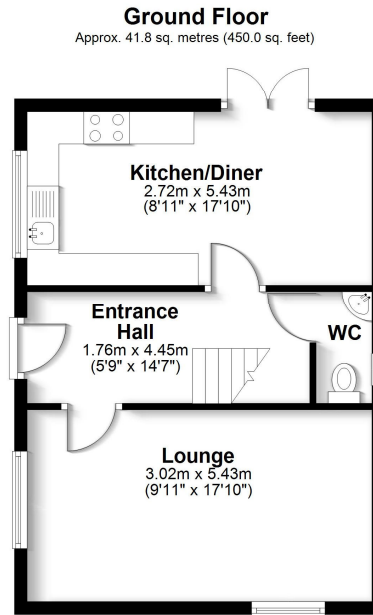
**Council Tax Band:** C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 101.2 sq. metres (1089.5 sq. feet)

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