



DavidJames
the estate agent

Waldrom Road, Gedling, Nottingham, NG4 4LH

Guide Price £300,000

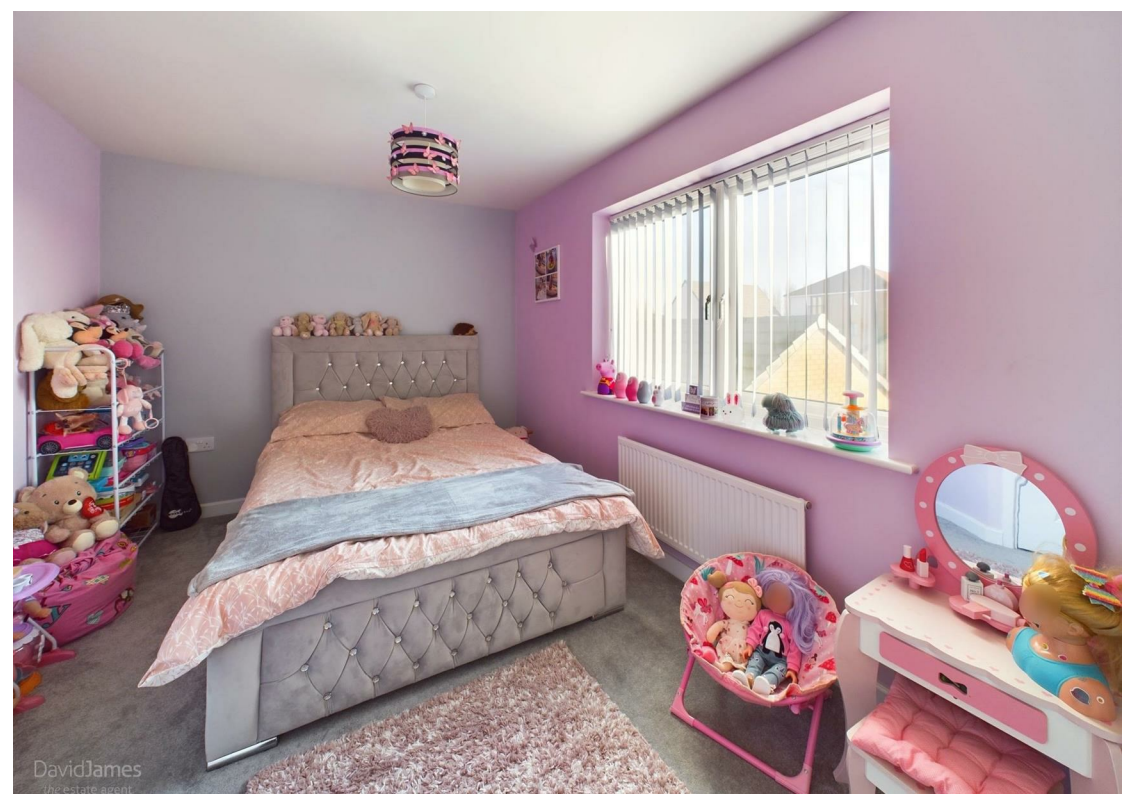
About This Property

This contemporary semi-detached house in Gedling offers a modern living experience across three levels. The ground floor features an entrance hall and a convenient WC, with a lounge boasting a striking media wall and electric fireplace, along with French doors that open to the landscaped rear garden. The dining kitchen is complete with integrated appliances, including an oven, hob, extractor, dishwasher, and fridge/freezer. On the second floor, you'll find the primary bedroom, boasting a dormer window, and an en-suite shower room with a mains pressure shower. The first floor hosts bedrooms two and three as well as the family bathroom with a white suite and a shower off mixer taps. Additional comforts include gas central heating and UPVC double glazing throughout. The rear garden has a block-paved patio and an artificial lawn, complemented by an outbuilding behind the garage, currently set up as a bar and hot tub area, complete with power and lighting. There's a tandem driveway and garage providing ample off-road parking. This property offers modern living at its finest, with plenty of space and amenities for a comfortable lifestyle.



- Modern three storey semi detached house with three bedrooms set over the first and second floors
- Entrance hall, ground floor Wc
- Lounge with feature media wall with electric fireplace and French doors to the rear garden
- Dining kitchen with integrated oven, hob, extractor, dishwasher and fridge/freezer
- Second floor bedroom one with dormer window to the front elevation, en-suite shower room/Wc with mains pressure shower
- First floor bathroom/Wc with white suite and shower off mixer taps
- Gas central heating, UPVC double glazing
- Landscaped rear garden with block paved patio area and artificial pawned area
- Outbuilding to the rear of the garage with power and lighting currently providing bar and hot tub area
- Tandem driveway and garage provide off road parking



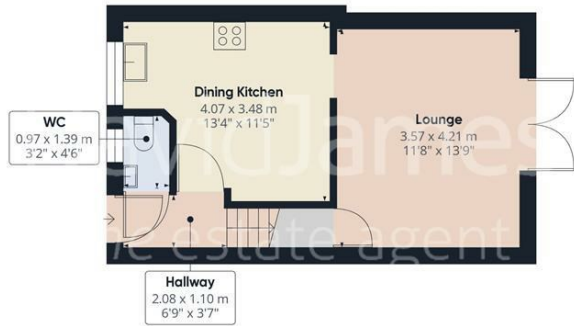


DavidJames
the estate agent

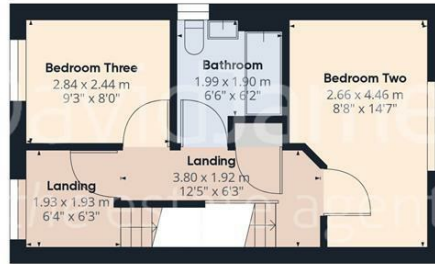
DavidJames
the estate agent

DavidJames
the estate agent

DavidJames
the estate agent



Floor 0



Floor 1



Floor 2



Approximate total area*
89.98 m²
968.59 ft²

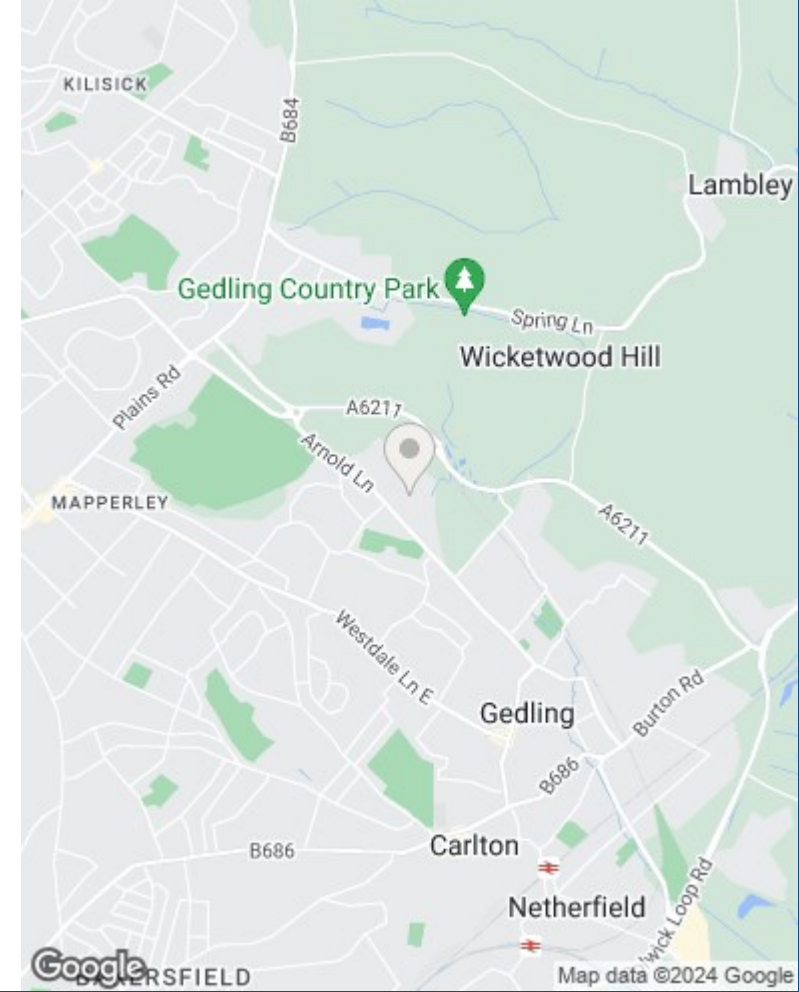
Reduced headroom
2.89 m²
31.07 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
the estate agent

David James Estate Agents
45b Plains Road, Nottingham, NG3 5JU
t: 0115 962 4213 e: mapperley@david-james.com

