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**DavidJames**  
the estate agent

**Hardys Drive, Gedling, Nottingham, NG4 3HR**

**Guide Price £230,000**



# About This Property

GUIDE PRICE £230,000 - £250,000. We are delighted to offer to the market with no upward chain this traditional semi-detached home which is situated just a short walk from Gedling's array of amenities, bus services and schools with the stunning Gedling Country Park also available nearby!

Upon entering, you're greeted by the hallway which is complete with useful understairs storage. The bright and spacious lounge offers a space to relax whilst the superb open plan dining kitchen is the highlight of the home and perfect for family meals and gatherings. The kitchen space is fitted with a variety of units and integrated appliances, including an oven, gas hob and extractor. You'll also find the Alpha boiler, ample space for freestanding white goods alongside an adjoining utility room.

The upstairs layout currently features two double bedrooms, a versatile store room/office (previously the bathroom), a WC and a good-sized bathroom (formerly bedroom three). This flexible arrangement allows the new owner the option to reinstate the current bathroom to a third bedroom and convert the store room to a bathroom or shower room as desired (please see the alternative floor plan provided).

Outside, the property boasts an enclosed rear garden with a patio seating area, lawn and a useful timber shed for storage alongside a garden water tap.

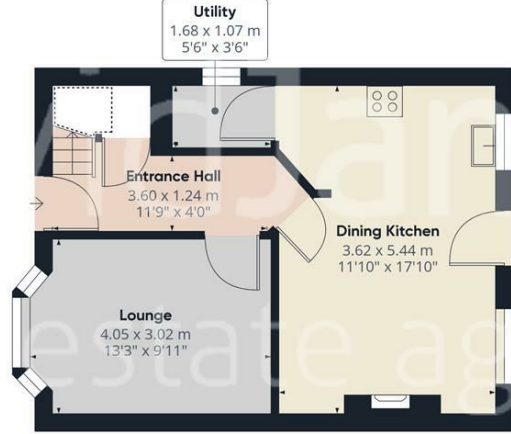


- Traditional semi-detached home
- Offered to the market with no upward chain
- A short walk from Gedling's amenities, schools and bus services
- Within easy reach of the stunning Gedling Country Park
- Bright and spacious lounge
- Superb dining kitchen with an adjoining utility space
- Two double bedrooms (with the potential to reinstate the former third bedroom)
- Bathroom with a separate WC
- Enclosed lawned rear garden with a patio seating area
- Viewing highly recommended









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

76.17 m<sup>2</sup>  
819.92 ft<sup>2</sup>

Reduced headroom

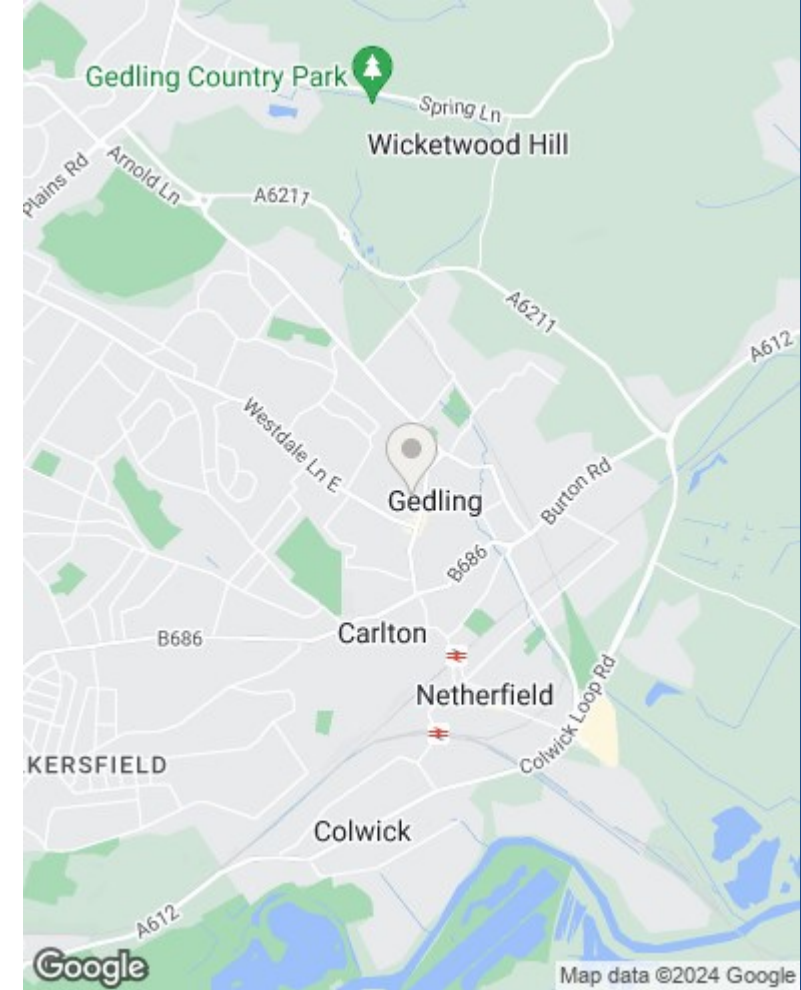
0.81 m<sup>2</sup>  
8.73 ft<sup>2</sup>

(1) 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.

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**Council Tax Band: B**  
**Gedling Borough Council**  
**Freehold**

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