



for sale
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Hereford Road, Gedling, Nottingham, NG4 4WF

Guide Price £260,000

About This Property

GUIDE PRICE £260,000 - £280,000. Nestled in the heart of Gedling, this detached house offers a blend of comfort and convenience. Boasting three bedrooms, with the principal bedroom featuring fitted wardrobes, this home is ideal for families seeking a tranquil yet accessible location.

As you step inside, the entrance hall welcomes you with laminate flooring, leading to a convenient ground floor WC equipped with a white suite and a washbasin set into a practical storage cupboard. The lounge has a fireplace housing a gas fire and an open tread staircase ascending to the first floor. Patio doors lead through to the sun room which is a bright and airy space, enhanced by its tiled floor, radiator, and patio doors that open out to the rear garden.

The dining kitchen features a range of traditional Oak finish units and laminate flooring. It provides space for dining and entertaining, making it the heart of the home.

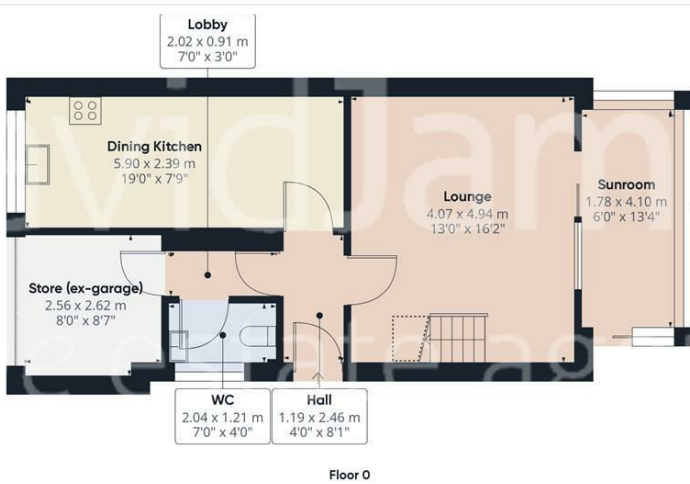
Upstairs, the first floor offers a shower room with a white suite and a shower cubicle fitted with a mains shower. Additional features of this property include combination gas central heating, UPVC double glazing, and an alarm system for your peace of mind. The driveway provides off-road parking and leads to the ex-garage, now a useful store.

The low maintenance rear garden includes a patio area, gravelled sections, and a fishpond, creating an outdoor space.

- Detached house
- Three bedrooms, bedroom one with fitted wardrobes
- Entrance hall with laminate flooring, ground floor WC
- Lounge with fireplace with gas fire and open tread staircase to the first floor
- Sun room with tiled floor, radiator and patio doors to the rear garden
- Dining kitchen with a range of traditional Oak finish units
- First floor shower room with white suite and shower cubicle with mains shower
- Combination gas central heating, UPVC double glazing, alarm system
- Driveway provides off road parking, ex-garage/store
- Low maintenance rear garden with patio and gravelled areas







Approximate total area⁽¹⁾
93.57 m²
1007.18 ft²

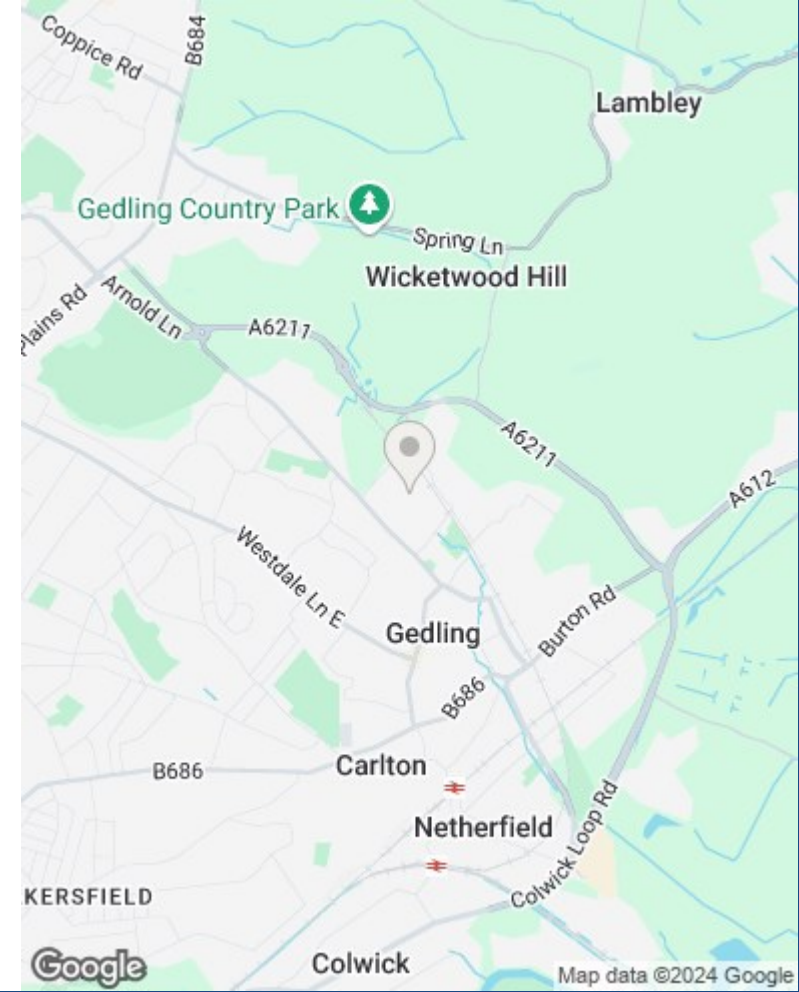
Reduced headroom
1.41 m²
15.18 ft²

(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: C
Gedling Borough Council
Freehold

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