



DavidJames
the estate agent

Bayliss Road, Gedling, Nottingham, NG4 4JE

Guide Price £290,000

About This Property

GUIDE PRICE £290,000 - £300,000. This beautifully extended three-bedroom semi-detached home in Gedling offers a blend of modern convenience and versatile living space. The property is well-presented and features an inviting entrance hall with part tiled and part laminate flooring, a cloaks cupboard for added storage, and a skylight window that adds a touch of brightness. A ground floor WC with a washbasin and tiled flooring completes the hallway.

The lounge, located at the front of the property, boasts a bow window and an electric burner set within a fireplace. The spacious dining kitchen offers a contemporary feel with white gloss handleless units, granite work surfaces, and a central island. The kitchen comes equipped with an integrated double gas oven, induction hob, extractor fan, and a freestanding dishwasher. Adjacent to the kitchen, the sitting room provides additional living space, complete with stylish Amtico flooring and French doors leading to the landscaped rear garden.

Upstairs, the first floor accommodates three bedrooms, including bedroom one and two with fitted wardrobes, and a modern shower room with a large shower cubicle, mains shower, body jets, and a vanity unit with an inbuilt washbasin and WC. The property also benefits from a converted loft space, which has been fully plastered and carpeted, offering power, lighting, and a skylight window, accessed via a loft ladder.

The rear garden is thoughtfully designed for low maintenance, featuring two levels of patio areas, a decked pergola seating area, raised borders with slate chippings, and a covered seating area alongside a storage shed. At the front, a triple-width block-paved driveway offers ample off-road parking, and the garage has been converted into a workshop with power and lighting.

Additional features include combination gas central heating, UPVC double glazing, an alarm system, and cavity wall insulation, making this property a must-see for those seeking a great family home.



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- Extended semi detached house, three bedrooms, bedroom one and two with fitted wardrobes
- Entrance hall with part tiled, part laminate flooring and cloaks cupboard as well as a skylight window, ground floor Wc with washbasin and tiled flooring
- Lounge with bow window to the front elevation and electric burner set to a fireplace
- Dining kitchen with granite work surfaces with a central island unit and integrated appliances
- Sitting room with Amtico flooring and French doors to the rear garden
- Shower room/Wc with large shower cubicle with mains shower
- Combination gas central heating, UPVC double glazing, alarm system, cavity wall insulation
- Converted loft space with power and light (accessed via a loft ladder) which has been plasterboarded and carpeted
- Landscaped low maintenance rear garden with patios, raised borders and covered seating area
- Triple width block paved driveway, garage converted into a workshop



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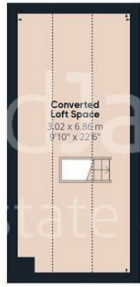




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area**
119.91 m²
1290.7 ft²

Reduced headroom
12.87 m²
138.53 ft²

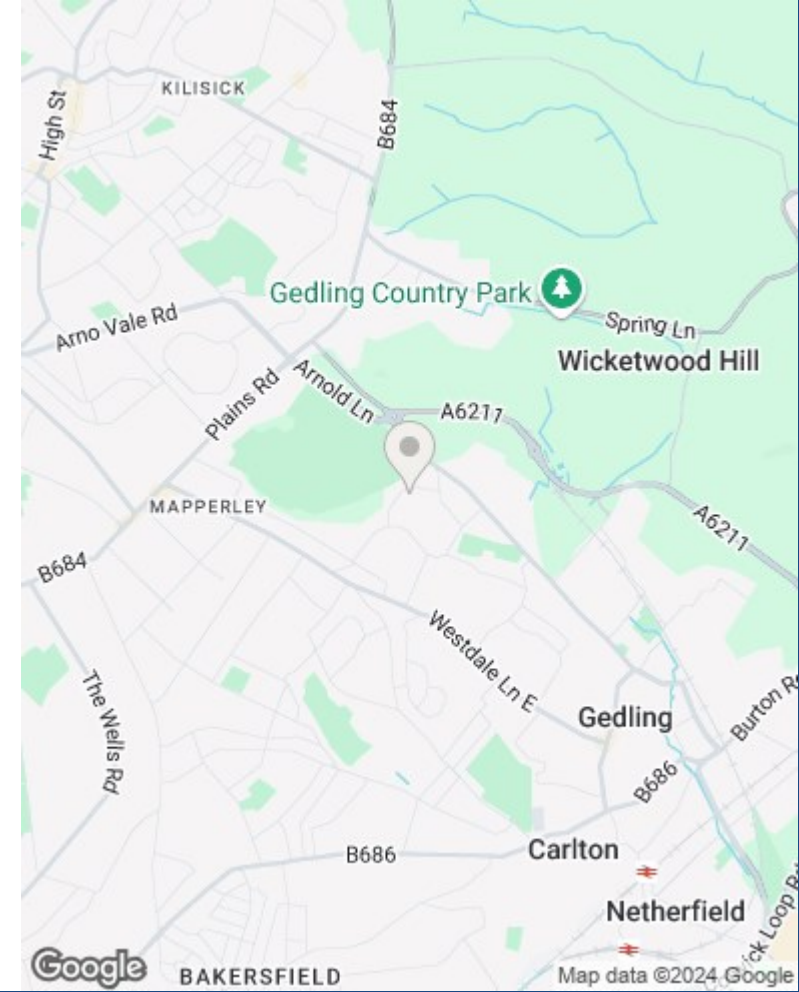
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: B
Gedling Borough Council
Freehold

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