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**DavidJames**  
the estate agent

**Beverley Gardens, Gedling, Nottingham, NG4 3LF**

**Guide Price £300,000**

# About This Property

**GUIDE PRICE £300,000 - £325,000** Situated in a quiet cul-de-sac, this three bedroom detached home sits on a generous plot and benefits from a large private driveway and an integral garage. The property has been owned by the same family for decades, offering spacious internal accommodation and expansive outdoor space with scope to personalise and develop and is available with no upward chain.

Upon entering, you are welcomed by a porch leading into a hallway that provides access to various ground floor rooms including a well-proportioned lounge with feature gas fire that flows through to a versatile second reception room, currently used as a dining/snug area with sliding doors that open onto the rear garden.

The kitchen is neutrally decorated, offering ample storage with a separate pantry and a large window that fills the space with natural light. A side entrance leads to a lean-to utility/storage area which provides internal access to the garage as well as a convenient route to the garden.

A convenient downstairs WC concludes the accommodation on the ground floor.

The first-floor landing leads to two double bedrooms, a versatile single bedroom or home office and a well-presented shower room with a Mira electric shower. Two built-in cupboards on the landing offer additional storage along with loft access.

Outside, the rear garden has been landscaped featuring an initial patio area that steps down to a lawn, ending with a decked seating area under a charming pagoda, ideal for outdoor dining or relaxation.

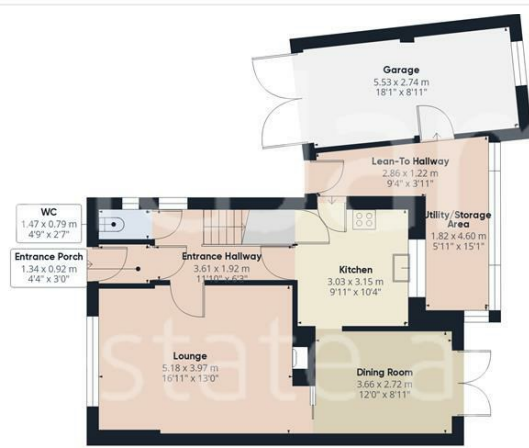
This property offers a blank canvas with enormous scope for personalisation, perfect for those looking to create their home in a peaceful, well-established residential area.



- Detached family home on a generous plot
- Offered to the market with no upward chain
- Three bedrooms (including two double bedrooms)
- Spacious lounge and a separate versatile dining room
- Well-proportioned kitchen with a separate pantry for additional storage
- Lean-to utility/storage area with internal garage access
- Downstairs WC for added convenience
- Large garden with patio, lawn and decked seating area
- Garage and private driveway
- Popular cul-de-sac location close to local amenities and schools







Floor 0



Floor 1



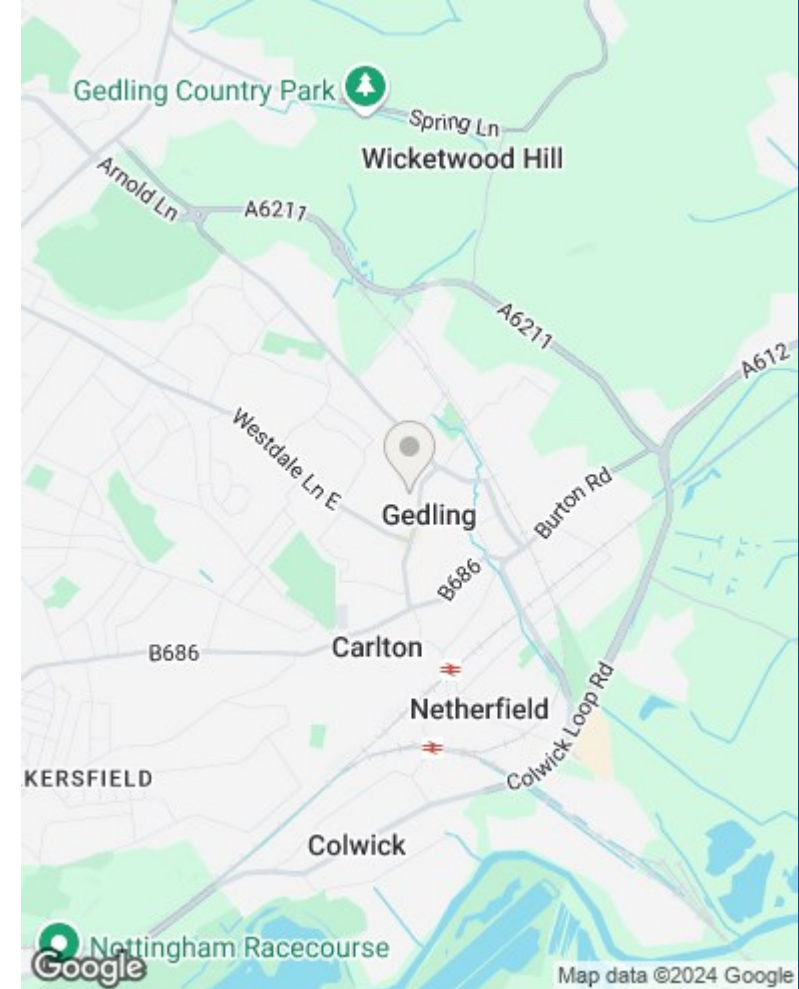
Approximate total area\*  
114.32 m<sup>2</sup>  
1230.52 ft<sup>2</sup>

(1) Excluding balconies and terraces

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: C**  
**Gedling Borough Council**  
**Freehold**

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