

# Emma Terry Homes

*moving made personal*



## 10 Vickers Close

Gedling, Nottingham, NG4 4LN

Offers over £450,000



# 10 Vickers Close, Gedling, Nottingham NG4 4LN

Positioned within a quiet cul-de-sac this beautifully presented modern detached home offers spacious and versatile accommodation ideal for family living.

To the ground floor, the property comprises a versatile family/playroom which can easily adapt to suit individual needs, whether as a snug, home office or additional reception room. There is also a convenient WC, a spacious lounge with French doors opening onto the rear garden, and a generous dining kitchen also fitted with French doors to the rear garden allowing natural light to flow. A separate utility room provides additional storage, worktop space and side access.

To the first floor, there are five well-proportioned double bedrooms. The first and second bedroom both benefitting from their own ensuite. A contemporary three-piece family bathroom serves the remaining bedrooms.

Externally, the property offers a double driveway providing off-street parking, an EV charging point and a double garage for additional parking or storage. The rear garden is made up of a paved patio area, lawn and a separate artificial lawn section, creating a practical and low-maintenance outdoor space suitable for families.

The property enjoys a convenient location with a range of local amenities close by, including shops, cafes, and restaurants, as well as schools and healthcare facilities. There are nearby parks and green spaces like Gedling Country Park, perfect for walks and outdoor activities and excellent transport links make it easy to reach Nottingham city centre and surrounding areas.



## ENTRANCE HALL

20'7" x 5'3" (6.28 x 1.61)

Entrance door to property, doors through to family/playroom, WC, dining area/kitchen and lounge and stairs to first floor.

## FAMILY/PLAYROOM

10'4" x 9'9" (3.16 x 2.98)

A central heating radiator and UPVC double glazed window to front.

## WC

5'5" x 2'10" (1.67 x 0.88)

Low level flush WC, wash hand basin in vanity unit and a central heating radiator.

## KITCHEN

12'4" x 8'7" (3.78 x 2.64)

A variety of wall and base units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, gas hob and extractor fan, integrated dishwasher, space for American style fridge/freezer, UPVC double glazed window to rear and door through to utility.

## DINING AREA

9'9" x 8'1" (2.98 x 2.48)

A central heating radiator and UPVC double glazed French doors to rear.

## UTILITY

5'4" x 5'8" (1.63 x 1.75)

Fitted base units, 1 1/2 bowl sink with mixer tap, space for white goods and side entrance door.

## LOUNGE

17'4" x 12'7" (5.29 x 3.86)

A central heating radiator and UPVC double glazed French doors with sidelights to rear.

## LANDING

15'4" x 6'5" (4.69 x 1.98)

Doors through to Bedroom 1, 2, 3, 4, 5 and bathroom.

## BEDROOM 1

12'5" x 12'5" (3.81 x 3.8)

A central heating radiator, two fitted wardrobes, two

UPVC double glazed window to front and door through to ensuite.

#### ENSUITE

11'4" x 3'9" (3.46 x 1.16)

Low level flush WC, wash hand basin with mixer tap, separate shower cubicle and UPVC double glazed obscure window to front.

#### BEDROOM 2

12'4" x 11'3" (3.76 x 3.43)

A central heating radiator, two UPVC double glazed windows to front and door through to ensuite.

#### ENSUITE

6'5" x 3'7" (1.96 x 1.11)

Low level flush WC, wash hand basin with mixer tap, separate shower cubicle and UPVC double glazed obscure window to side.

#### BEDROOM 3

10'11" x 8'11" (3.34 x 2.74)

A central heating radiator and UPVC double glazed window to rear.

#### BEDROOM 4

10'7" x 8'11" (3.25 x 2.74)

A central heating radiator and UPVC double glazed window to rear.

#### BEDROOM 5

9'7" x 9'3" (2.94 x 2.82m)

A central heating radiator and UPVC double glazed window to rear.

#### BATHROOM

9'2" x 6'3" (2.8 x 1.93)

Low level flush WC, wash hand basin with mixer tap, bath with mixer tap and shower over and UPVC double glazed obscure window to side.

#### GARAGE

16'6" x 7'10" (5.04 x 2.39)

#### GARAGE

12'8" x 7'7" (3.88 x 2.32)

#### OUTSIDE

To the front of the property there is a double driveway providing off-street parking for two vehicles, an EV charging point and a double garage offering additional parking or storage.

The rear garden comprises a paved patio area, lawn and a separate artificial lawn section suitable for children's play, creating a low-maintenance outdoor space.

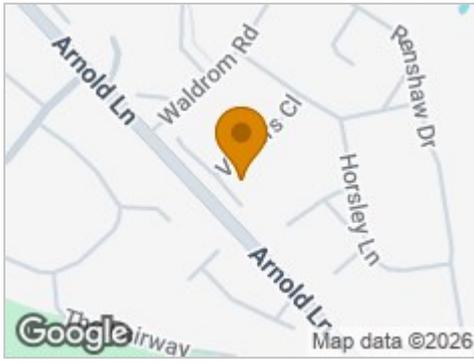








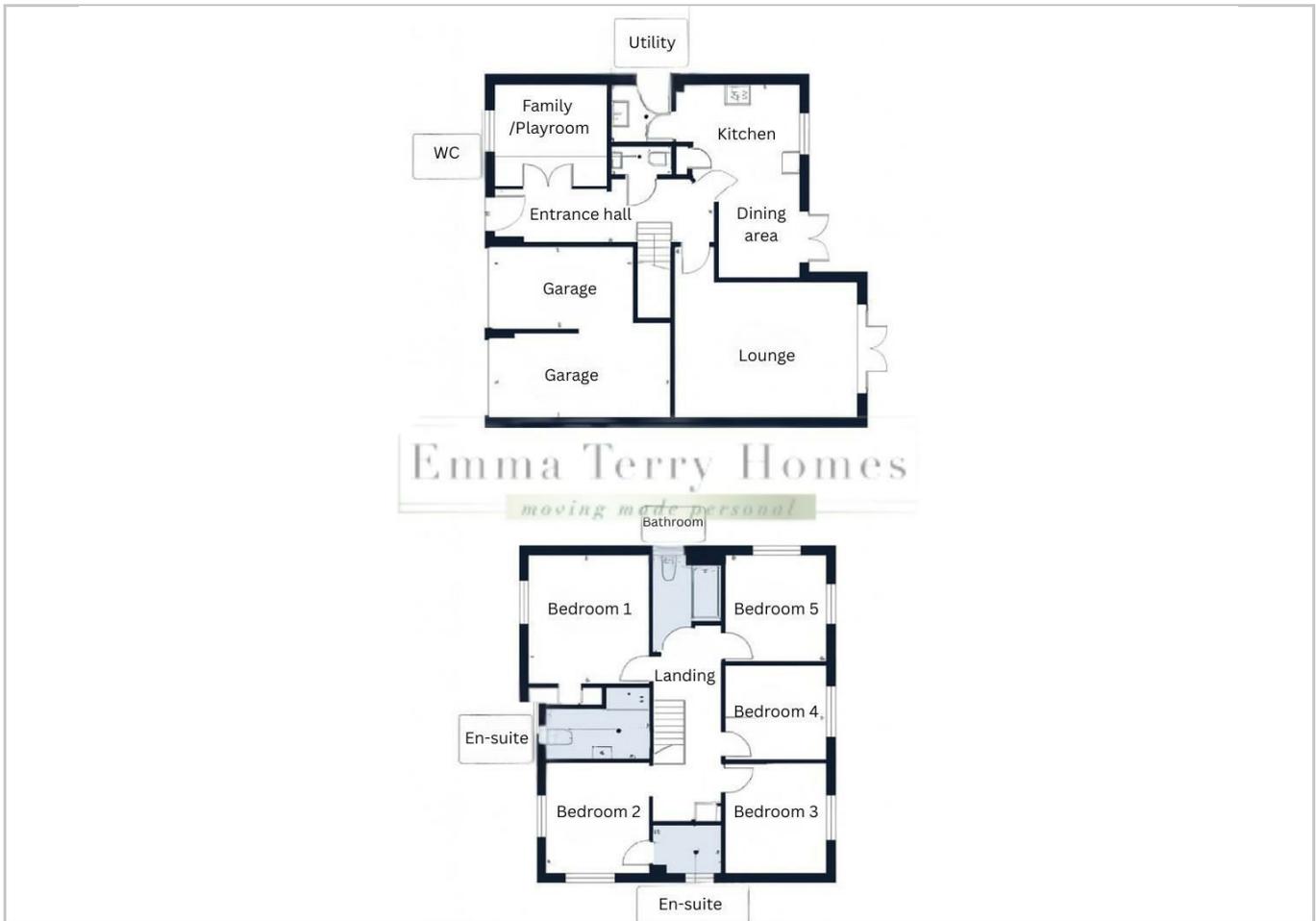
Road Map



Hybrid Map



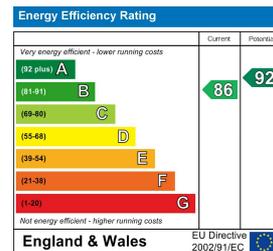
Terrain Map



### Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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