



LESLEY
GREAVES
estate & letting agents



£325,000

BEAUMARIS DRIVE
GEDLING

- DETACHED HOME
- THREE BEDROOMS
- LOUNGE/DINER
- DOWNSTAIRS WC
- GARAGE
- EPC D



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Spacious Three-Bedroom Detached Home with No Upward Chain

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS SPACIOUS THREE-BEDROOM DETACHED HOME IS AN IDEAL CHOICE FOR A VARIETY OF BUYERS LOOKING TO MODERNISE AND CREATE A HOME OF THEIR OWN. SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION, THE PROPERTY IS CONVENIENTLY POSITIONED CLOSE TO A RANGE OF LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS AND WELL-REGARDED SCHOOL CATCHMENT AREAS.

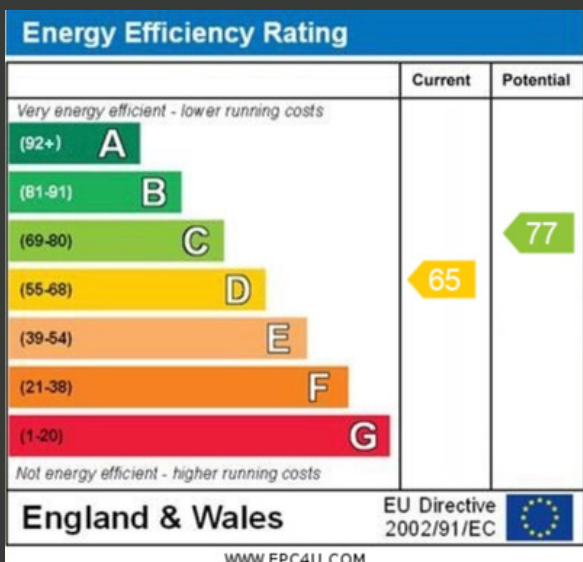
THE ACCOMMODATION BRIEFLY COMPRISES AN ENTRANCE HALLWAY LEADING TO A SPACIOUS LOUNGE/DINER, FEATURING A BAY WINDOW TO THE FRONT ELEVATION AND PATIO DOORS OPENING ONTO THE REAR GARDEN, CREATING A BRIGHT AND VERSATILE LIVING SPACE. THE KITCHEN SITS TO THE REAR OF THE PROPERTY, WITH ACCESS TO A UTILITY AREA AND SEPARATE WC, AS WELL AS A DOOR LEADING OUT TO THE REAR GARDEN.

TO THE FIRST FLOOR, THERE ARE THREE WELL-PROPORTIONED BEDROOMS AND A FAMILY BATHROOM.

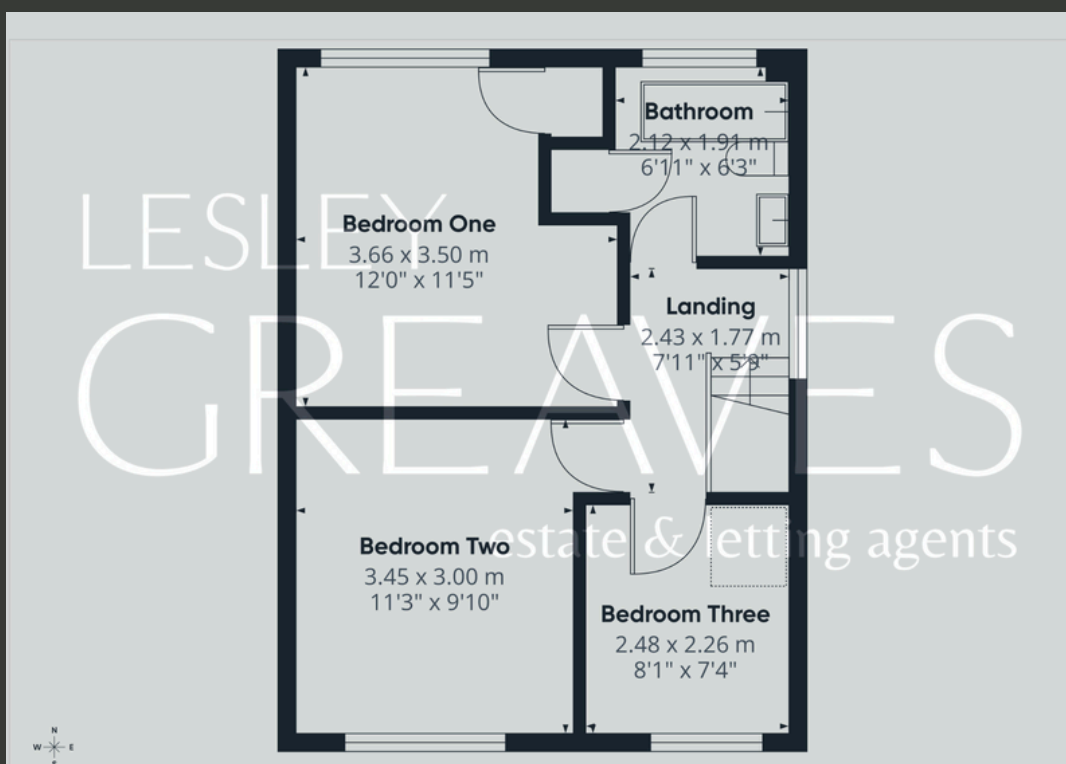
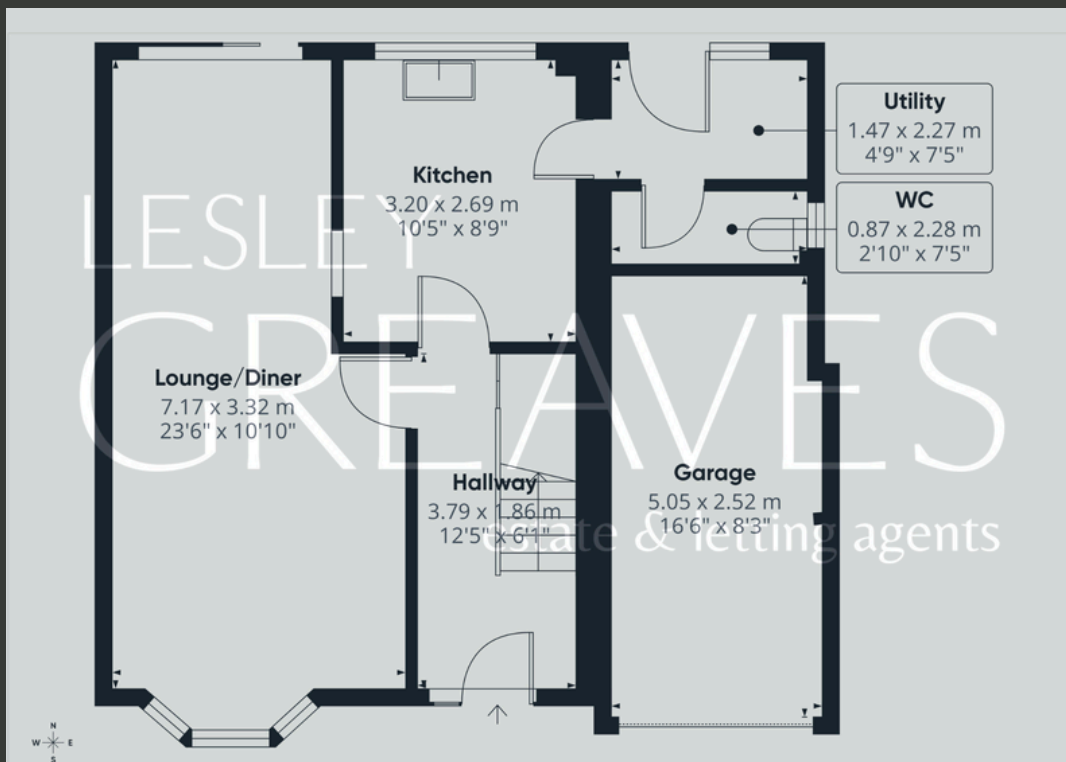
EXTERNALLY, THE PROPERTY BENEFITS FROM AN INTEGRAL GARAGE WITH POWER, A DRIVEWAY PROVIDING OFF-ROAD PARKING, A GARDEN TO THE FRONT AND AN ENCLOSED REAR GARDEN MAINLY LAID TO LAWN.

THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A WELL-POSITIONED HOME WITH GREAT POTENTIAL IN A SOUGHT-AFTER RESIDENTIAL LOCATION.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 Sqm







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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