Emma Terry Homes

moving made personal



186 Shelford Road

Gedling, Nottingham, NG4 4JJ

Asking price £375,000

3 1 2 D





186 Shelford Road, Gedling, Nottingham NG4 4JJ

Asking price £375,000

A beautifully presented three-bedroom detached home, occupying a generous plot on Shelford Road and offering spacious, well-appointed accommodation throughout. The property has been improved by the current owners, including the installation of a new kitchen, the conversion of one of the conservatory areas into a fully plastered room and landscaping to the rear garden. Further benefits include a double garage and driveway parking for three vehicles.

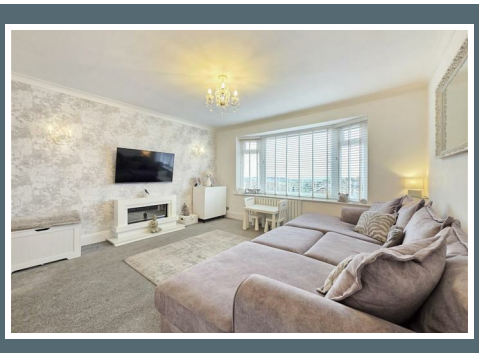
The ground floor comprises an entrance hallway with access to a downstairs W.C., a comfortable lounge featuring a fire and opening through to the dining area. The recently fitted kitchen offers a range of modern units and integrated appliances, with access through to the utility room, which provides further storage and access to both the front and rear of the property.

To the first floor are three well-proportioned double bedrooms, with the spacious principal bedroom benefiting from fitted wardrobes. The bedrooms are served by a modern family bathroom, fitted with a bath and separate shower cubicle.

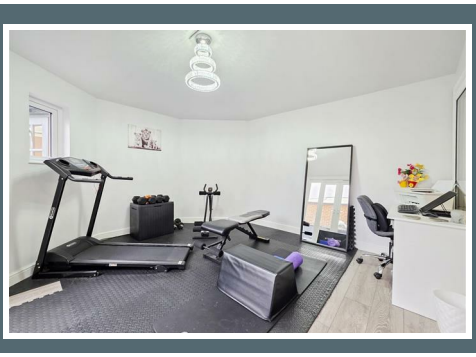
Outside, the property benefits from a generous driveway providing off-street parking for up to three vehicles, together with a double garage. The rear garden has been landscaped by the current owners and is arranged over two levels, incorporating a composite decking area for seating and entertaining, alongside a spacious lawn.

Situated on Shelford Road, the property is conveniently positioned for local amenities, bus routes and easy access to Gedling Country Park.

Viewing is highly recommended to appreciate the space, presentation and improvements this property has to offer.







ENTRANCE HALL
Entrance door to property, a double glazed obscure window to side, a central heating radiator, doors through to WC, Kitchen and Living Room and stairs to first floor.

WC
2-in-1 toilet and sink unit and a double glazed obscure window to utility.

KTCHEN
A range of wall and base units, sink with mixer tap and drainer, electric hob, electric double oven, space for fridge/freezer, a double glazed window to the rear and door to the side leading into the utility room.

UTILITY ROOM
Range of wall and base units with a utility cupboard housing the plumbing for a washing machine, space for tumble dryer, single glazed door to the front and rear.

LIVING ROOM
Double glazed bay window to the front, fire with wooden surround, a central heating radiator and arch through to Dining Room.

DINING ROOM
A central heating radiator and sliding glass door to gym/office.

GYM/OFFICE
A central heating radiator and French doors with sidelights to rear garden.

LANDING
A double glazed obscure window to side, access to loft and doors through to Bedroom 1, 2 and 3 and Bathroom.

BEDROOM 1
A central heating radiator, fitted wardrobes and double glazed window to rear.

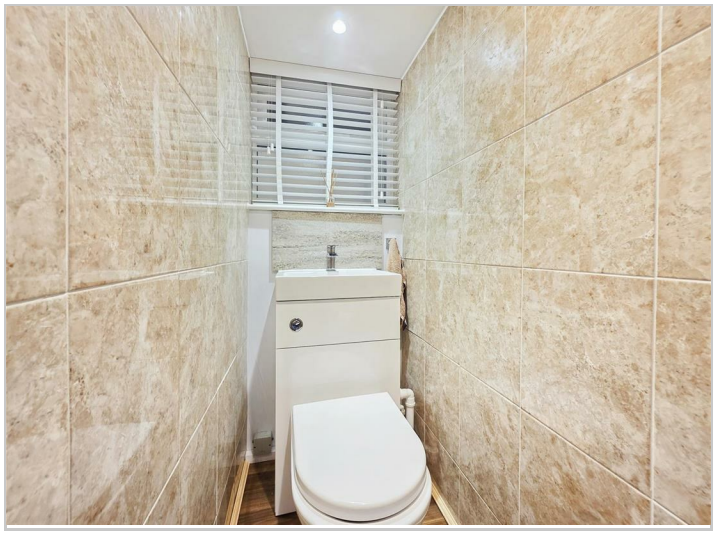
BEDROOM 2
A central heating radiator and double glazed window to front.

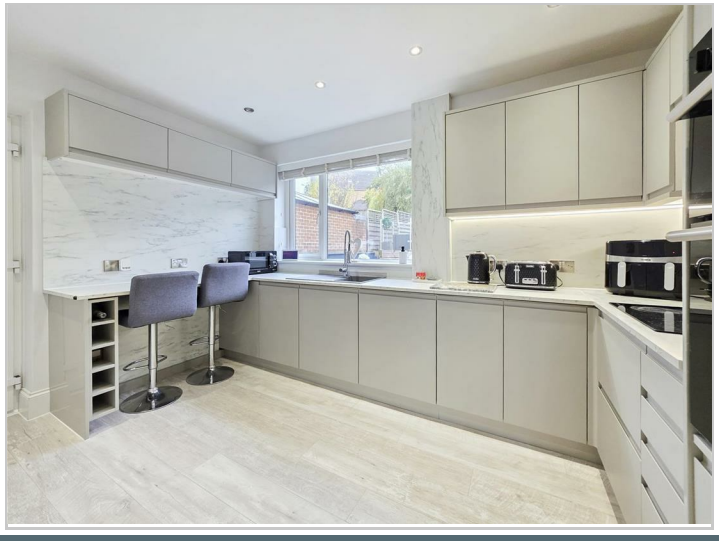
BEDROOM 3
A central heating radiator and double glazed window to front.

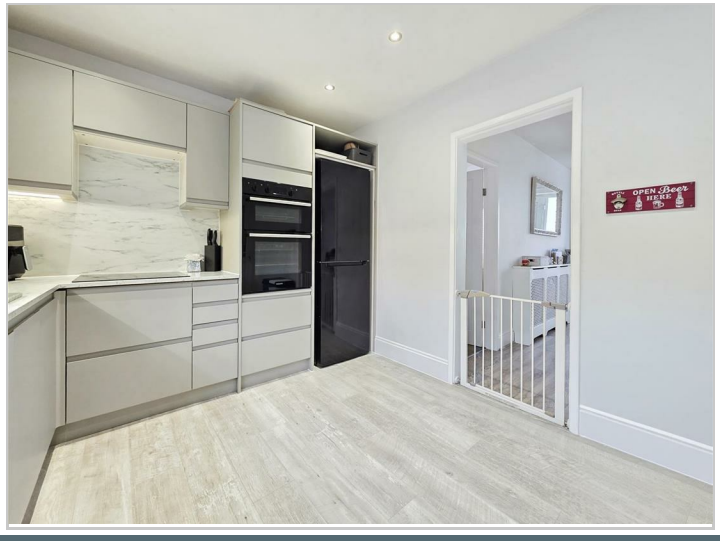
BATHROOM
Low level flush WC, wash hand basin with hot and cold tap, bath with mixer tap, separate shower enclosure, a heated towel rail and two double glazed obscure windows to side.

OUTSIDE
To the front of the property is a generous driveway providing off-street parking for multiple vehicles, together with access to the double garage. The rear garden has been landscaped to provide a low-maintenance outdoor space, featuring artificial lawn and areas for seating and relaxation. There is also a separate external store, offering useful additional space with potential for a variety of uses, such as storage, hobbies or a workshop.





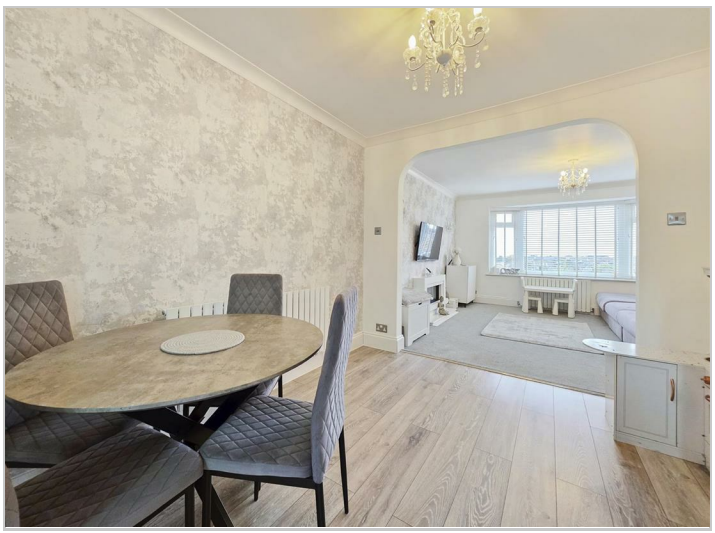















GYM SETS














GERRARD
8







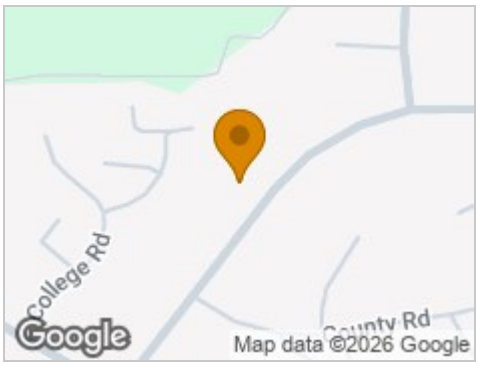




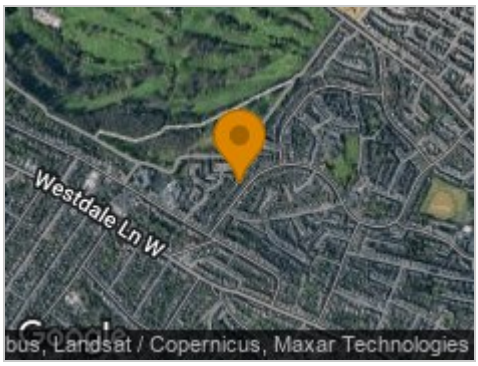





Road Map

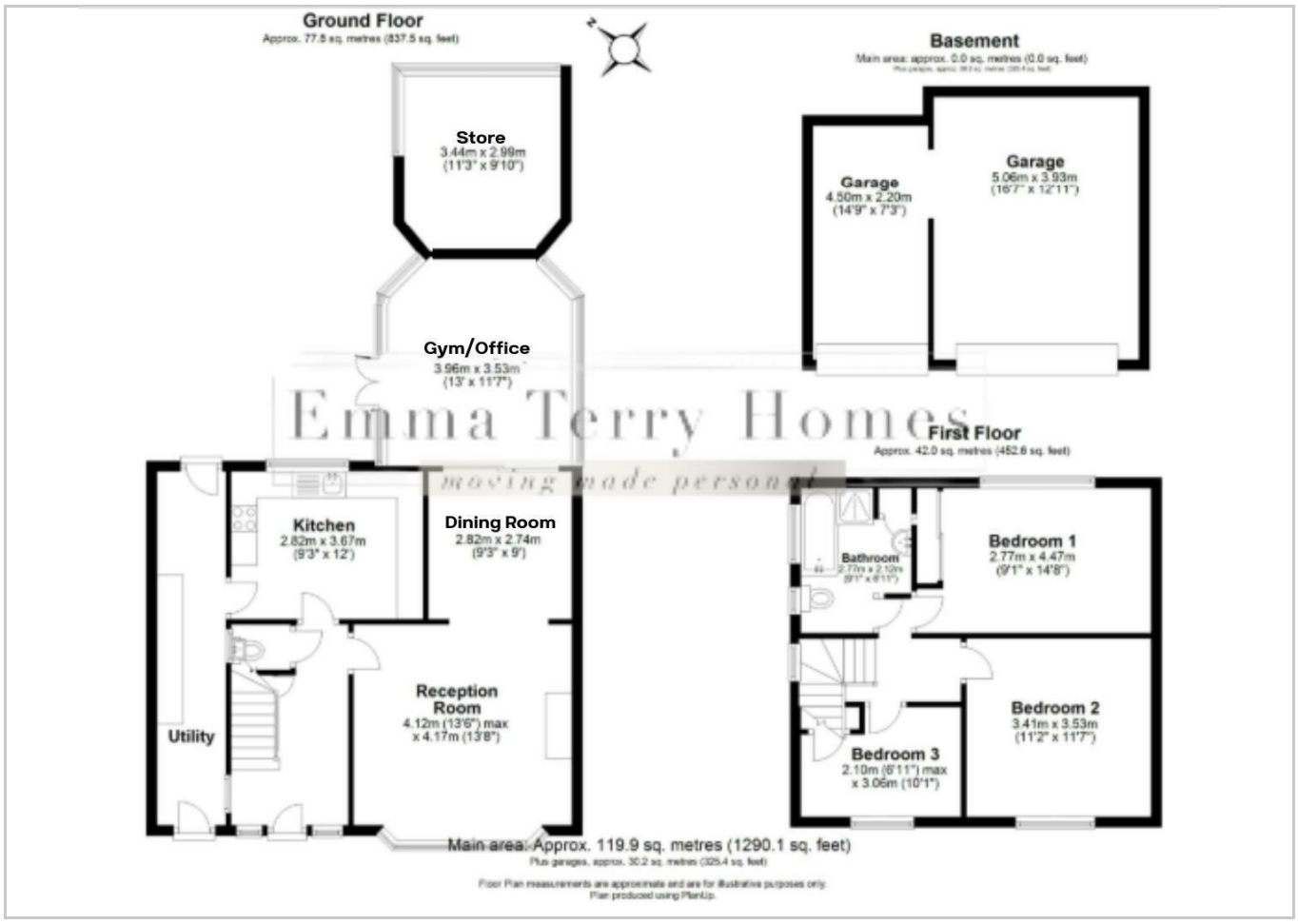


Hybrid Map



Terrain Map



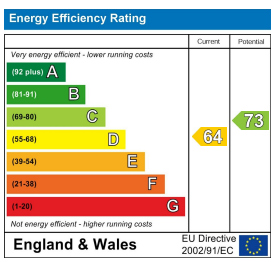


Emma Terry Homes
moving made personal

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0115 966 57 41 Email: emma@emmaterryhomes.co.uk https://www.emmaterryhomes.co.uk