



£350,000-£375,000

**WALDROM ROAD
GEDLING**

- DETACHED THREE STOREY HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- KITCHEN/DINER
- GARAGE AND DRIVEWAY
- EPC B



Spacious Four-Bedroom Detached Family Home with No Upward Chain

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS FOUR-BEDROOM DETACHED FAMILY HOME IS ARRANGED OVER THREE FLOORS. SITUATED IN A SOUGHT-AFTER RESIDENTIAL LOCATION JUST A STONE'S THROW FROM GEDLING COUNTRY PARK, THE PROPERTY BENEFITS FROM EXCELLENT ACCESS TO LOCAL AMENITIES, WELL-REGARDED SCHOOLS AND REGULAR TRANSPORT LINKS, MAKING IT IDEAL FOR GROWING FAMILIES AND COMMUTERS ALIKE.

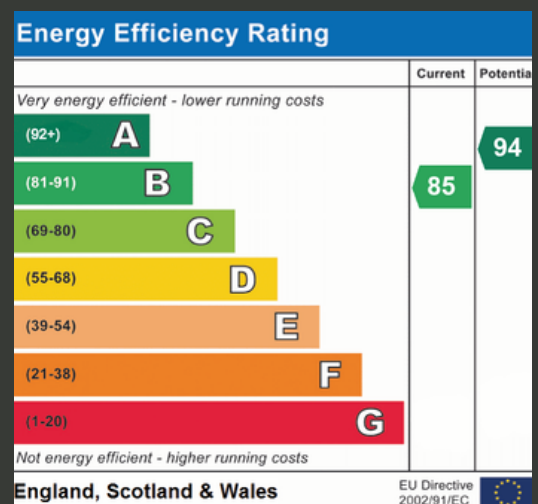
THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALLWAY, PROVIDING ACCESS TO A CONVENIENT GROUND FLOOR W/C. THE GENEROUS LIVING ROOM ENJOYS A CHARMING SQUARE BAY WINDOW, CREATING A BRIGHT AND INVITING SPACE TO RELAX. TO THE REAR, THE CONTEMPORARY KITCHEN/DINING ROOM IS FITTED WITH A RANGE OF MODERN UNITS AND INTEGRATED APPLIANCES, OFFERING AMPLE SPACE FOR FAMILY DINING AND ENTERTAINING. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, SEAMLESSLY BLENDING INDOOR AND OUTDOOR LIVING.

THE FIRST FLOOR HOSTS TWO WELL-PROPORTIONED DOUBLE BEDROOMS, INCLUDING THE MAIN BEDROOM WHICH BENEFITS FROM FITTED WARDROBES AND A MODERN EN-SUITE SHOWER ROOM. A STYLISH THREE-PIECE FAMILY BATHROOM COMPLETES THIS LEVEL. THE SECOND FLOOR PROVIDES TWO FURTHER GENEROUS DOUBLE BEDROOMS, OFFERING FLEXIBLE SPACE FOR FAMILY MEMBERS, GUESTS OR THOSE WORKING FROM HOME.

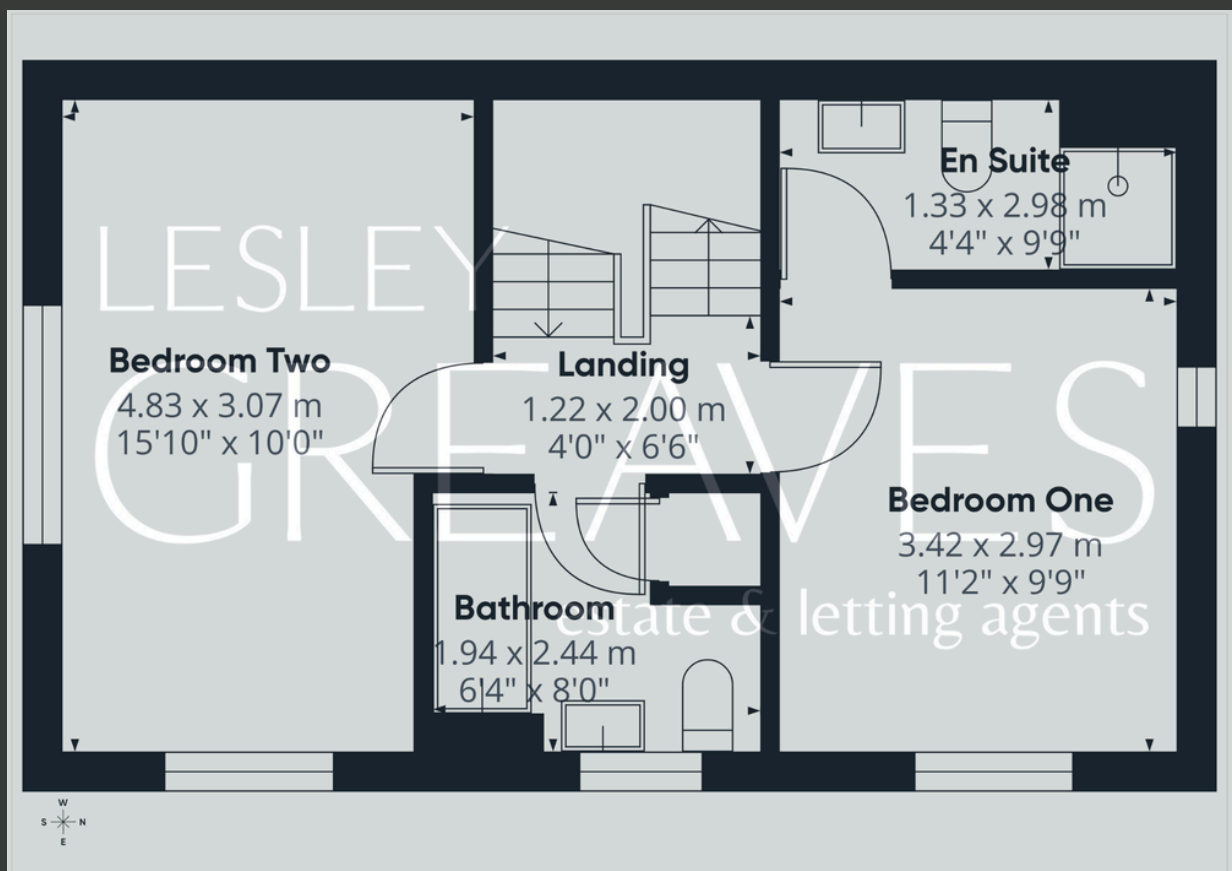
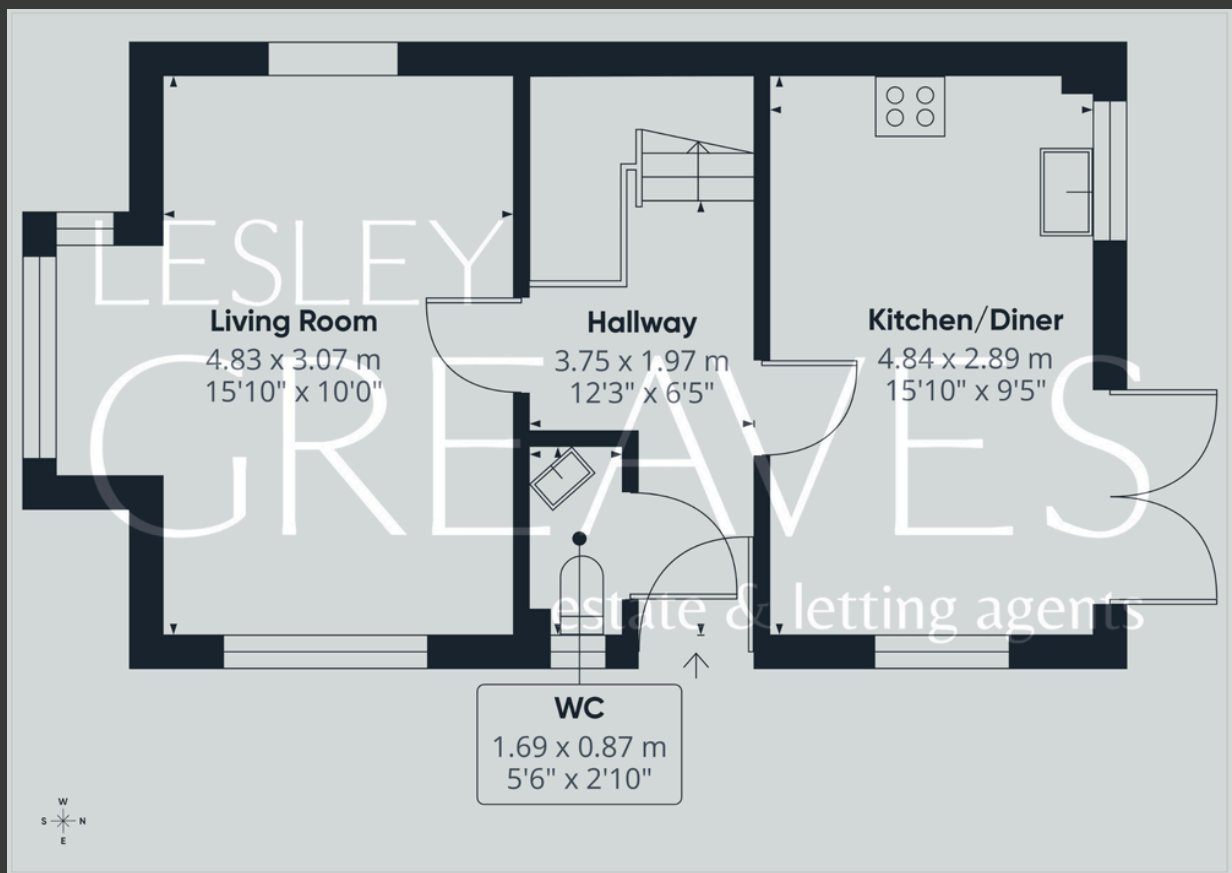
EXTERNALLY, THE PROPERTY ENJOYS ATTRACTIVE KERB APPEAL WITH A DRIVEWAY PROVIDING OFF-ROAD PARKING AND ACCESS TO THE DETACHED GARAGE. THE GARAGE BENEFITS FROM POWER, LIGHTING AND EXCELLENT STORAGE SPACE. TO THE REAR, THE ENCLOSED GARDEN FEATURES A PATIO SEATING AREA AND LAWN, ALL ENCLOSED BY FENCED BOUNDARIES, CREATING THE PERFECT SETTING FOR OUTDOOR ENTERTAINING AND FAMILY ENJOYMENT.

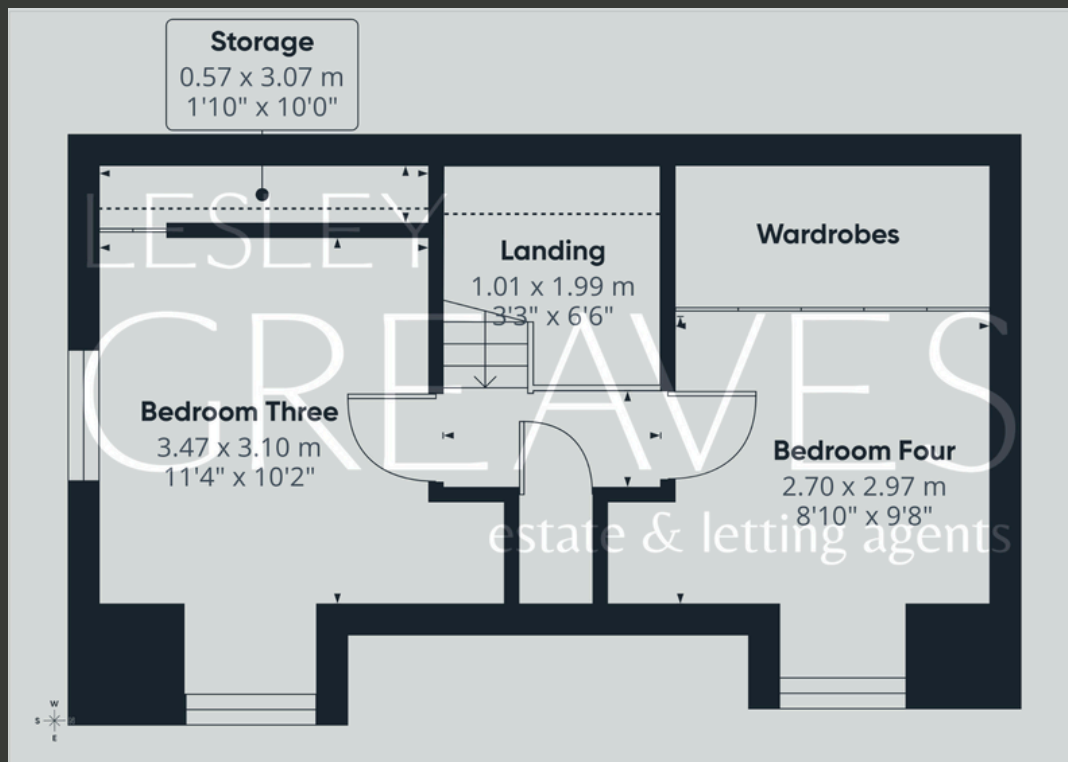
A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS AND VERSATILE FAMILY HOME IN A HIGHLY DESIRABLE LOCATION. EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 114 SQ METERS









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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