



# £235,000

GUIDE PRICE

EARL CRESCENT  
GEDLING

- THREE BEDROOMS
- OPEN PLAN LIVING
- OUTDOOR OFFICE SPACE
- DRIVEWAY
- PRIVATE ENCLOSED GARDEN
- EPC C



## Three-Bedroom Semi-Detached Family Home

THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED HOUSE OFFERS SPACIOUS ACCOMMODATION THROUGHOUT, MAKING IT THE PERFECT PURCHASE FOR A WIDE RANGE OF BUYERS, INCLUDING FIRST-TIME BUYERS, GROWING FAMILIES AND THOSE LOOKING TO UPSIZE. SITUATED IN A SOUGHT-AFTER LOCATION, THE PROPERTY IS JUST A SHORT STROLL FROM THE SCENIC GEDLING COUNTRY PARK, LOCAL SHOPS, SCHOOL CATCHMENTS AND TRANSPORT LINKS INTO THE CITY CENTRE.

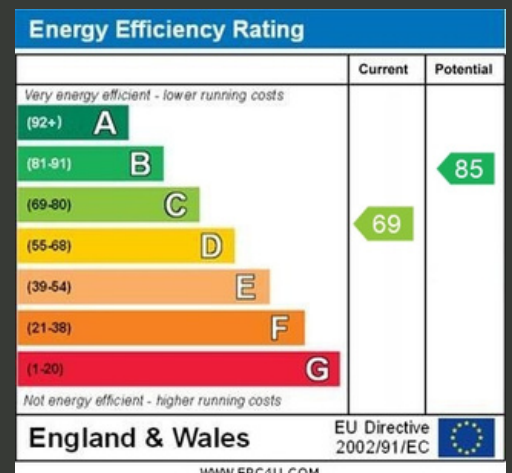
INITIALLY, YOU ARE GREETED BY A BRIGHT AND WELCOMING HALLWAY WHICH IN TURN FLOWS THROUGH TO THE HEART OF THE HOME AN OPEN-PLAN KITCHEN, DINING AND LIVING SPACE, PERFECTLY DESIGNED FOR MODERN FAMILY LIVING. DOUBLE FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS CONNECTION BETWEEN INDOOR AND OUTDOOR LIVING AND ALLOWING PLENTY OF NATURAL LIGHT TO FLOOD THE SPACE. THE MODERN KITCHEN IS WELL EQUIPPED WITH GENEROUS WORKTOP AND STORAGE SPACE, MAKING IT IDEAL FOR EVERYDAY FAMILY LIFE AS WELL AS ENTERTAINING.

TO THE FIRST FLOOR, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS AND A FAMILY BATHROOM, PROVIDING COMFORTABLE ACCOMMODATION FOR THE WHOLE FAMILY.

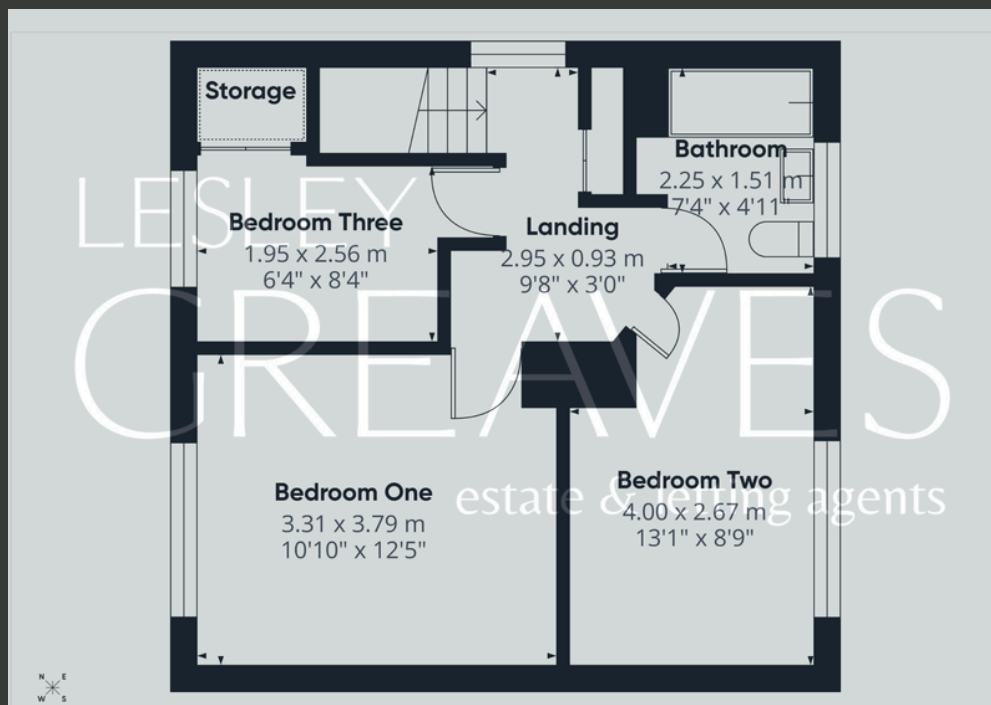
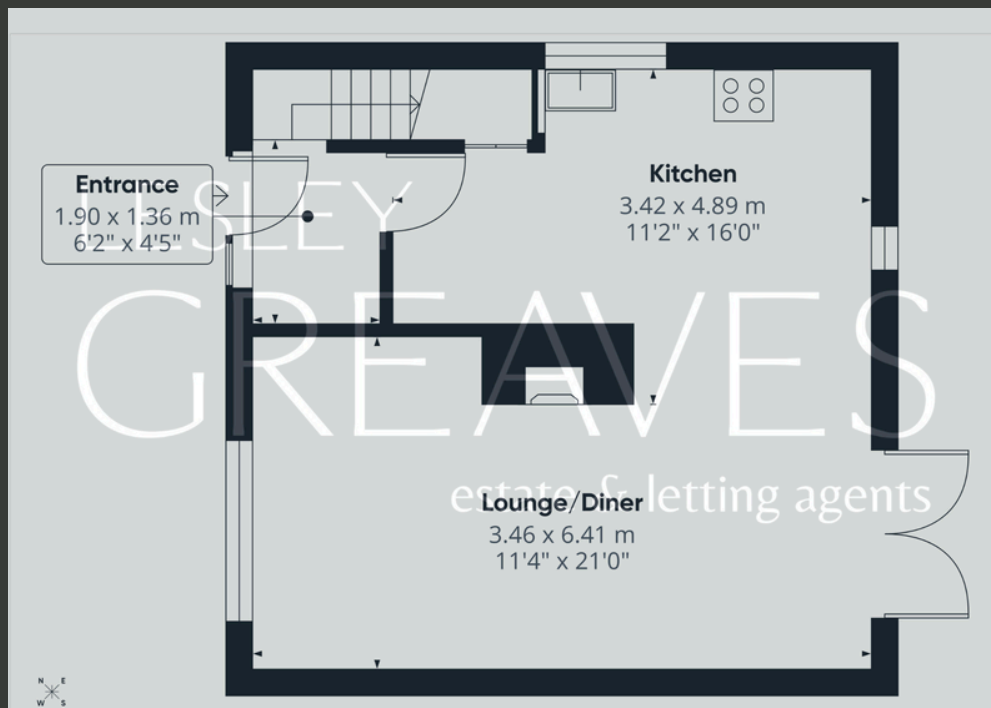
EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY TO THE FRONT PROVIDING CONVENIENT OFF-ROAD PARKING. TO THE REAR IS A LOW-MAINTENANCE GARDEN WITH A DECKED SEATING AREA, PERFECT FOR RELAXING, DINING OUTDOORS OR ENTERTAINING GUESTS.

FURTHER ENHANCING THE APPEAL IS THE DETACHED OUTDOOR BUILDING, CURRENTLY USED AS A HOME OFFICE, PROVIDING EXCELLENT ADDITIONAL VERSATILE SPACE FOR THOSE WORKING FROM HOME. THE OFFICE ALSO BENEFITS FROM UNDERFLOOR HEATING, MAKING IT A COMFORTABLE AND PRACTICAL SPACE TO USE ALL YEAR ROUND.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 80 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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