



LESLEY
GREAVES
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£450,000

GUIDE PRICE

BEAUMARIS DRIVE
GEDLING

- DETACHED BUNGALOW
- THREE BEDROOMS
- EN SUITE
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- EPC D



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Spacious Three-Bedroom Detached Bungalow

THIS THREE-BEDROOM DETACHED BUNGALOW OFFERS DECEPTIVELY SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT. IDEALLY SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION, THE PROPERTY IS WITHIN EASY REACH OF A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, WELL-REGARDED SCHOOLS, EXCELLENT TRANSPORT LINKS AND THE POPULAR GEDLING COUNTRY PARK.

THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALL, WHICH PROVIDES ACCESS TO A SHOWER ROOM AND THE WELL-APPOINTED KITCHEN, OFFERING AMPLE STORAGE AND GENEROUS WORKTOP SPACE. THE ENTRANCE HALL ALSO LEADS THROUGH TO AN IMPRESSIVE AND SPACIOUS LIVING ROOM, FLOODED WITH NATURAL LIGHT AND FEATURING PATIO DOORS OPENING ONTO THE PRIVATE REAR GARDEN. A SEPARATE RECEPTION ROOM OFFERS A VERSATILE SPACE, IDEAL AS A DINING ROOM OR HOME OFFICE AND LEADS THROUGH TO THE INNER HALLWAY, WHICH ALSO PROVIDES DIRECT ACCESS TO THE REAR GARDEN.

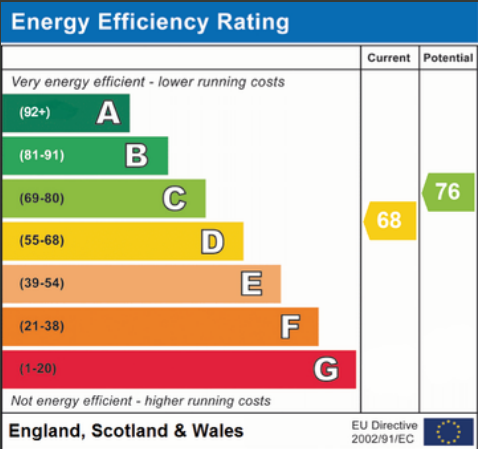
THE INNER HALLWAY GIVES ACCESS TO BEDROOM TWO AND THE FAMILY BATHROOM, MAKING THIS AREA IDEAL FOR GUESTS.

THERE ARE THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO GENEROUS DOUBLES, ALL BENEFITING FROM FITTED WARDROBES, PROVIDING EXCELLENT BUILT-IN STORAGE. THE MAIN BEDROOM IS FURTHER ENHANCED BY AN EN-SUITE SHOWER ROOM, WHILE THE REMAINING BEDROOMS ARE SERVED BY BOTH THE FAMILY BATHROOM AND THE SEPARATE SHOWER ROOM, OFFERING EXCELLENT FLEXIBILITY FOR FAMILIES AND VISITING GUESTS.

OUTSIDE, THE PROPERTY BENEFITS FROM AMPLE OFF-ROAD PARKING, A DETACHED DOUBLE GARAGE AND BEAUTIFULLY MAINTAINED GARDENS. THE GENEROUS, PRIVATE REAR GARDEN IS IDEAL FOR OUTDOOR LIVING, FEATURING A PAVED PATIO SEATING AREA, A WELL-KEPT LAWN AND ESTABLISHED PLANTING, CREATING A PEACEFUL SETTING TO RELAX OR ENTERTAIN.

COMBINING SPACIOUS AND FLEXIBLE ACCOMMODATION WITH SUPERB OUTDOOR SPACE AND A HIGHLY DESIRABLE LOCATION, THIS OUTSTANDING BUNGALOW PRESENTS A FANTASTIC OPPORTUNITY FOR A WIDE RANGE OF BUYERS. EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 124 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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