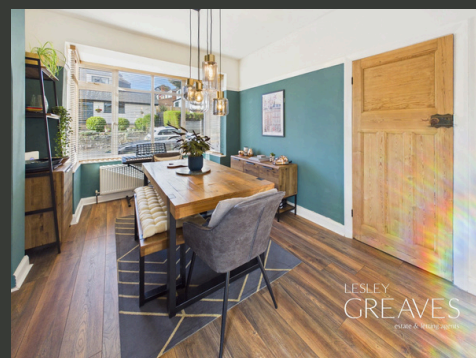




£340,000

KENT ROAD
GEDLING

- SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- DINING/KITCHEN
- DOWNSTAIRS WC
- CLOSE TO AMENITIES
- EPC D





Three-Bedroom Home In A Popular Location

WELCOME TO THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, OFFERING A BLEND OF CHARACTER AND MODERN LIVING THROUGHOUT. SITUATED IN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION, THE PROPERTY IS CONVENIENTLY POSITIONED JUST A SHORT DISTANCE FROM MAPPERLEY TOP, WITH ITS FANTASTIC SELECTION OF AMENITIES AND EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED INTO A BRIGHT AND INVITING ENTRANCE HALLWAY, WITH A STAIRCASE LEADING TO THE FIRST FLOOR AND A CONVENIENT GROUND-FLOOR WC.

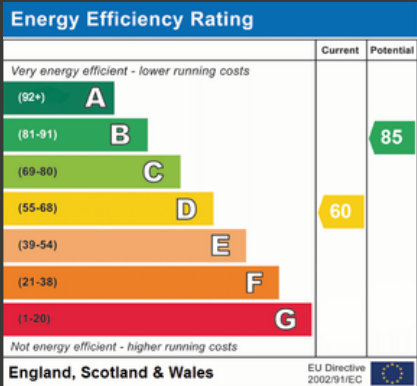
THE SPACIOUS LIVING ROOM BENEFITS FROM LARGE WINDOWS ALLOWING AN ABUNDANCE OF NATURAL LIGHT TO FLOW THROUGH THE ROOM, CREATING A BRIGHT AND COMFORTABLE SPACE FOR RELAXING. A CHARMING LOG-BURNING STOVE PROVIDES A COSY FOCAL POINT, ADDING WARMTH AND CHARACTER TO THIS INVITING RECEPTION ROOM.

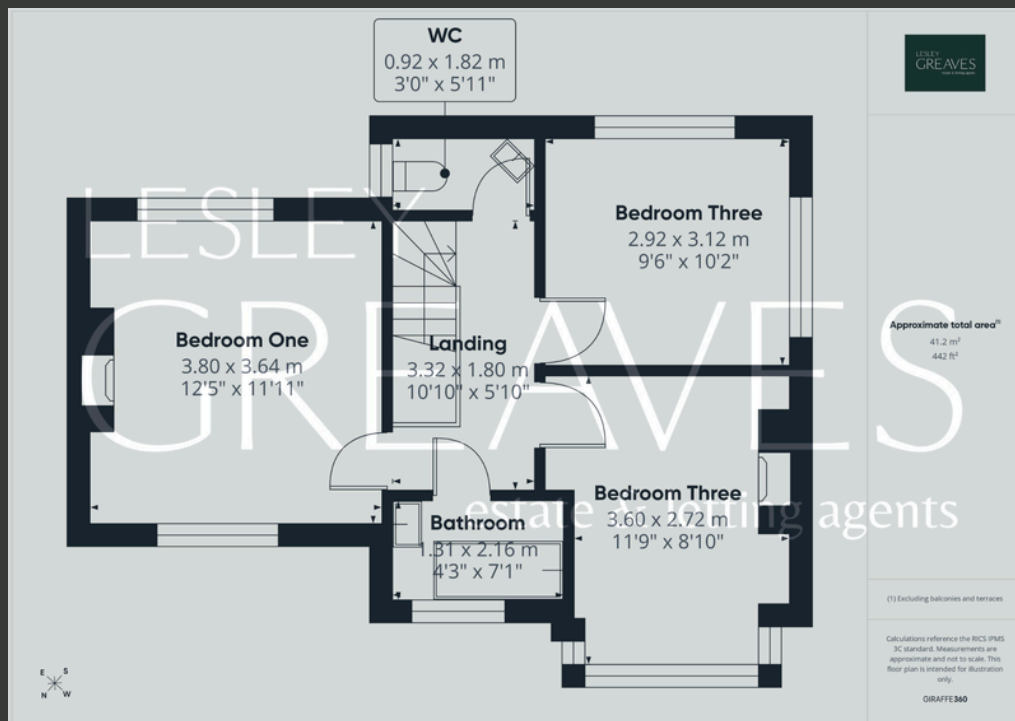
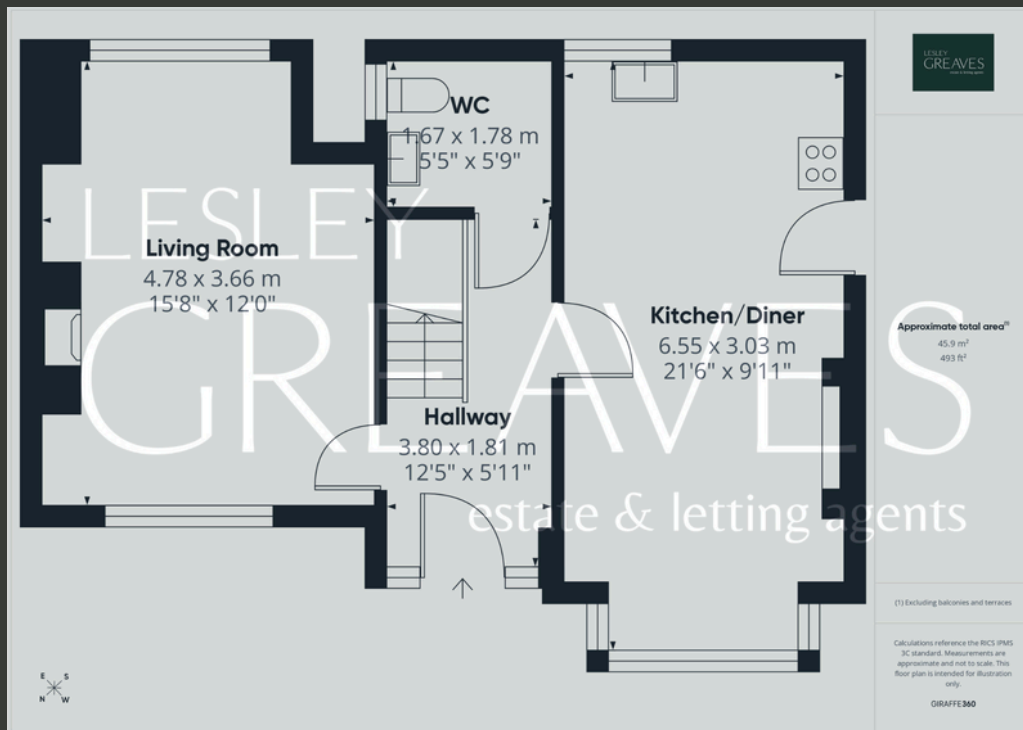
THE IMPRESSIVE KITCHEN AND DINING AREA PROVIDES A FANTASTIC SPACE FOR EVERYDAY FAMILY LIVING AND ENTERTAINING. THE DINING AREA FEATURES AN ATTRACTIVE ARCHWAY WITH BUILT-IN SHELVEING AND AMPLE SPACE FOR A LARGE DINING TABLE, WHILE THE KITCHEN IS FITTED WITH A RANGE OF CONTEMPORARY WALL AND BASE UNITS OFFERING PLENTY OF STORAGE AND WORKTOP SPACE. THE OPEN-PLAN ARRANGEMENT CREATES A SOCIABLE AND PRACTICAL ENVIRONMENT, WITH DIRECT ACCESS TO THE REAR GARDEN.

TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, OFFERING VERSATILE ACCOMMODATION TO SUIT A RANGE OF NEEDS. BEDROOMS ONE AND TWO BOTH FEATURE BEAUTIFUL FIREPLACES, ADDING A TOUCH OF CHARACTER AND CHARM. THE THIRD BEDROOM IS CURRENTLY UTILISED AS A HOME OFFICE, MAKING IT IDEAL FOR THOSE WORKING FROM HOME OR EQUALLY SUITABLE AS A GUEST BEDROOM. COMPLETING THE FIRST FLOOR IS A FAMILY BATHROOM AND A SEPARATE WC.

EXTERNALLY, THE PROPERTY BENEFITS FROM A DOUBLE RESIN DRIVEWAY TO THE FRONT PROVIDING OFF-ROAD PARKING. TO THE REAR IS A BEAUTIFULLY LANDSCAPED AND ENCLOSED GARDEN, FEATURING A LAWN BORDERED BY ESTABLISHED SHRUBS AND PLANTING. A RAISED PAVED PATIO AREA PROVIDES AN EXCELLENT SPACE FOR OUTDOOR DINING, ENTERTAINING OR SIMPLY RELAXING AND ENJOYING THE WARMER MONTHS.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 83 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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