Robert Ellis

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Shelford Road
Gedling, Nottingham NG4 4HH

THREE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT

Offers Over £200,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea



** Guide Price £210,000-220,000 **

Robert Ellis Estate Agents are delighted to present this spacious three bedroom semi-detached family home, occupying a generous corner plot in the popular residential area of Gedling. Offering well-proportioned accommodation throughout, a gated driveway and generous gardens, the property presents an excellent opportunity for first-time buyers, growing families and those looking for a home with plenty of potential.

The accommodation begins with a welcoming entrance hallway, benefiting from useful understairs storage and providing access to the ground floor accommodation. The spacious lounge diner extends over 20ft in length and benefits from windows to both the front and rear elevations, allowing plenty of natural light into the room. A feature gas fire provides an attractive focal point, while the generous proportions offer ample space for both comfortable seating and family dining.

The fitted kitchen offers a range of wall and base units with work surfaces over, space for a washing machine, cooker and fridge freezer, together with useful pantry storage. Windows to the side and rear elevations provide plenty of natural light, while a side door gives direct access outside.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two generous doubles and a comfortable third bedroom. Completing the accommodation is a shower room fitted with a walk-in mains-fed shower and vanity wash hand basin, alongside a separate WC.

Externally, the generous corner plot is a particular feature of the property. To the front is a gated driveway providing off-road parking alongside a low-maintenance garden. Steps lead to a lawned side garden, continuing around to a further rear garden with lawn and paved patio areas, mature planting and fenced boundaries.

Situated in a popular and established residential location, this property offers an excellent opportunity for buyers looking to put their own stamp on a spacious family home. Early viewing is highly recommended.





Entrance Hallway
UPVC double glazed entrance door with fixed double glazed panel to the side, carpeted flooring, wall mounted radiator, understairs storage, carpeted staircase leading to the first floor landing, doors leading off to:

Lounge Diner
20'58 x 11'50 approx (6.10m x 3.35m approx)
UPVC double glazed window to the front and rear elevations, wall mounted radiator, carpeted flooring, dado rail, gas fire.

Kitchen
14'46 x 10'67 approx (4.27m x 3.05m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a cooker, space and point for a fridge freezer, vinyl flooring, door to pantry, wall mounted radiator, UPVC double glazed window to the side and rear elevations, UPVC double glazed door to the side elevation.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the front elevation, access to the loft, doors leading off to:

Bedroom One
11'48 x 10'94 approx (3.35m x 3.05m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
11'48 x 9'02 approx (3.35m x 2.79m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
10'30 x 6'07 approx (3.05m x 2.01m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Shower Room
UPVC double glazed window to the side elevation, vanity wash hand basin with mixer tap, walk-in shower with mains fed shower over, UPVC splashback.

Separate WC
UPVC double glazed window to the side elevation, WC, UPVC splashback.

Outside
The property sits on a corner plot providing spacious outdoor areas, to the front of the property there is a gated driveway providing off the road parking, low maintenance front garden, steps leading to lawned garden to the side, access to the rear of the property incorporating steps leading up to a further garden space with lawn and paved patio area, fencing to the boundaries with a range of mature plants and shrubbery planted to the borders.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

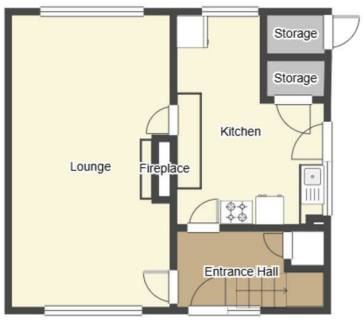




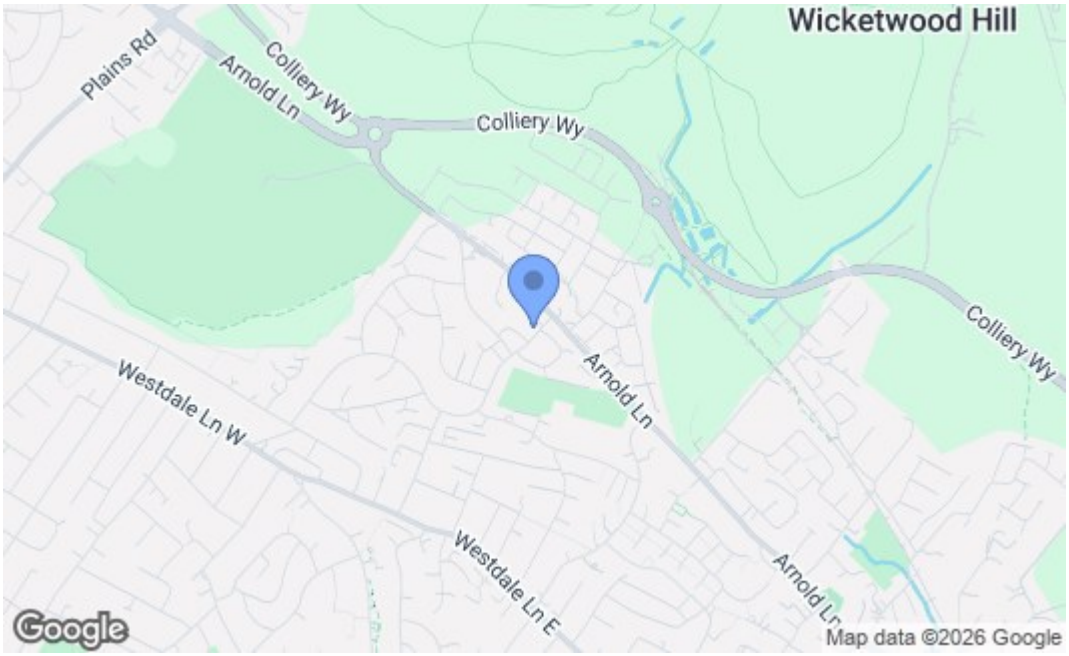


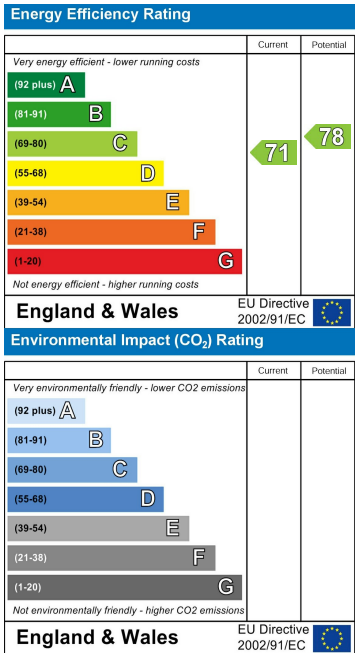












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485