



£450,000

OFFER IN EXCESS OF
VICKERS CLOSE
GEDLING

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO ENSUITES
- MODERN KITCHEN/DINER
- DOUBLE GARAGE
- EPC B



Beautifully Presented Five-Bedroom Detached Home

WELCOME TO THIS IMMACULATELY-PRESENTED MODERN DETACHED FAMILY HOME, OCCUPYING A CUL-DE-SAC POSITION AND IDEALLY LOCATED FOR LOCAL SCHOOLS, TRANSPORT LINKS AND THE OPEN SPACES OF GEDLING COUNTRY PARK. THIS STYLISH FAMILY HOME OFFERS GENEROUS AND VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS, FINISHED TO A HIGH STANDARD THROUGHOUT.

THE WELCOMING ENTRANCE HALL FEATURES A CONVENIENT GROUND-FLOOR WC AND DOUBLE DOORS LEAD THROUGH TO A FLEXIBLE FRONT RECEPTION ROOM IDEAL AS A SNUG, HOME OFFICE OR PLAYROOM. TO THE REAR OF THE PROPERTY IS A BRIGHT AND SPACIOUS LOUNGE ENJOYING A REAR GARDEN-FACING ASPECT. FRENCH DOORS OPEN DIRECTLY ONTO THE OUTSIDE SPACE, CREATING A NATURAL FLOW BETWEEN INDOORS AND OUT AND MAKING THIS AN IDEAL ROOM FOR BOTH RELAXING AND ENTERTAINING.

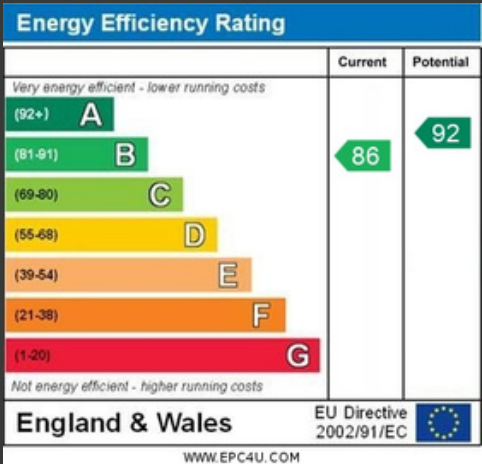
THE IMPRESSIVE DINING KITCHEN FORMS THE HEART OF THE HOME, FEATURING AN INTEGRATED DISHWASHER AND SPACE FOR FREESTANDING APPLIANCES. FRENCH DOORS OPEN ONTO THE REAR GARDEN, PROVIDING THE PERFECT SETTING FOR FAMILY LIFE AND SOCIAL OCCASIONS. A SEPARATE UTILITY ROOM ADDS FURTHER PRACTICALITY AND BENEFITS FROM SIDE ACCESS.

UPSTAIRS, THE SPACIOUS LANDING LEADS TO FIVE DOUBLE BEDROOMS. THE PRINCIPAL BEDROOM BOASTS FITTED WARDROBES AND A MODERN EN-SUITE SHOWER ROOM, WHILE BEDROOM TWO ALSO BENEFITS FROM ITS OWN EN-SUITE IDEAL FOR GUESTS. THE REMAINING BEDROOMS ARE SERVED BY A CONTEMPORARY FAMILY BATHROOM WITH A MAINS-FED SHOWER OVER THE BATH.

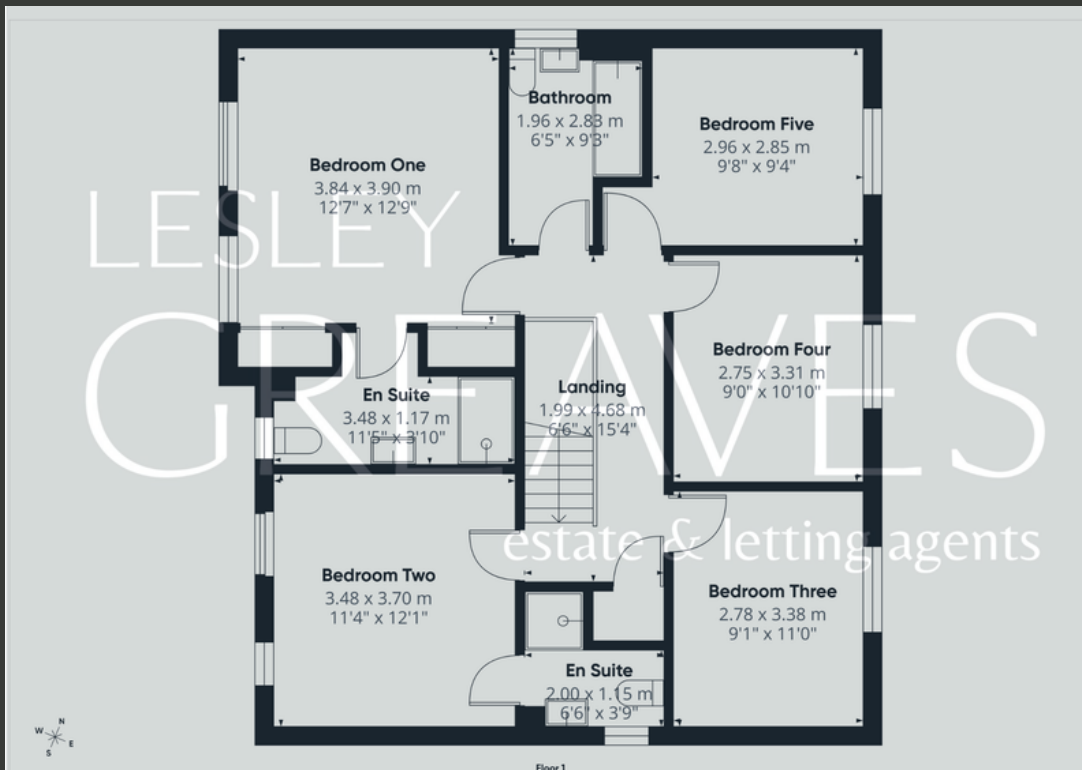
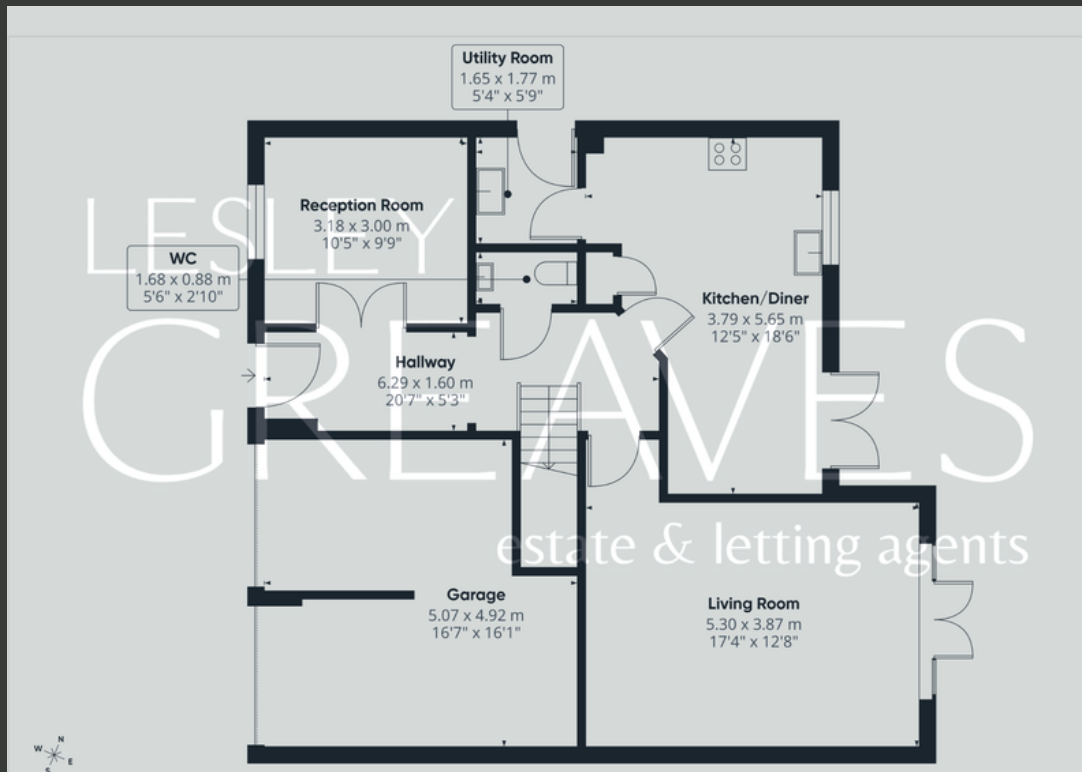
EXTERNALLY, THE PROPERTY FEATURES A DOUBLE DRIVEWAY AND DOUBLE GARAGE, COMPLETE WITH AN ELECTRIC VEHICLE CHARGING POINT. THE REAR GARDEN OFFERS AN EXCELLENT SPACE FOR RELAXING AND ENTERTAINING A PAVED PATIO PROVIDES THE PERFECT SPOT FOR OUTDOOR DINING, LEADING ONTO A COMBINATION OF LAWN AND AN ARTIFICIAL LAWN AREA DEDICATED TO CHILDREN’S PLAY, CREATING A LOW MAINTENANCE YET HIGHLY USABLE OUTDOOR SPACE.

AN EXCEPTIONAL FAMILY HOME IN A SOUGHT-AFTER LOCATION EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS PROPERTY HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 170 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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