



£425,000-£450,000

VICTORIA STREET GEDLING

- EDWARDIAN FAMILY HOME
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- MODERN KITCHEN
- OFFICE AND UTILITY
- EPC D



Impressive Four Bedroom Edwardian Home with Period Features

OFFERED TO THE MARKET IS THIS IMPRESSIVE FOUR-BEDROOM EDWARDIAN HOME, COMBINING GENEROUS ACCOMMODATION WITH CHARMING PERIOD FEATURES, INCLUDING FEATURE FIREPLACES AND ORIGINAL TILED FLOORING, ALONGSIDE STYLISH MODERN ADDITIONS INCLUDING A NEW KITCHEN FITTED IN 2025.

CONVENIENTLY POSITIONED FOR ACCESS TO NOTTINGHAM CITY CENTRE, LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS, THE PROPERTY IS IDEALLY SUITED TO FAMILIES AND PROFESSIONALS ALIKE.

THE ACCOMMODATION BEGINS WITH AN ENTRANCE HALLWAY FEATURING ORIGINAL TILED FLOORING. TO THE FRONT IS A SPACIOUS LIVING ROOM WITH A BAY WINDOW AND WORKING FIREPLACE, WHILE A SEPARATE DINING ROOM PROVIDES AN EXCELLENT SPACE FOR ENTERTAINING.

THE CONTEMPORARY KITCHEN IS A PARTICULAR FEATURE OF THE HOME, FITTED WITH A STYLISH RANGE OF UNITS AND A CENTRAL ISLAND PROVIDING ADDITIONAL PREPARATION AND SEATING SPACE. INTEGRATED APPLIANCES AND A HOT WATER TAP ADD TO THE MODERN FINISH, WHILE THE KITCHEN IS FURTHER ENHANCED BY A BUILT-IN LARDER WITH POWER. AN IMPRESSIVE GLAZED ROOF FLOODS THE ROOM WITH NATURAL LIGHT, WHILE DOORS PROVIDE DIRECT ACCESS TO THE REAR GARDEN.

ALSO LOCATED TO THE REAR OF THE PROPERTY IS A USEFUL HOME OFFICE, IDEAL FOR THOSE WORKING REMOTELY, TOGETHER WITH A SEPARATE UTILITY ROOM AND WC, PROVIDING EXCELLENT ADDITIONAL PRACTICALITY.

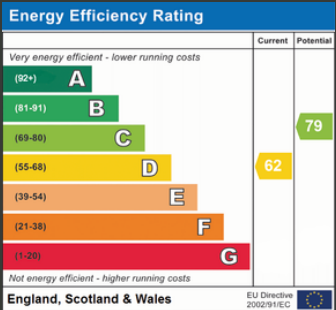
TO THE FIRST FLOOR, THE LANDING BENEFITS FROM A STORAGE CUPBOARD AND PROVIDES ACCESS TO TWO GENEROUS DOUBLE BEDROOMS. THE MASTER BEDROOM FEATURES A WALK-IN WARDROBE AND EN-SUITE, WHILE THE FOUR-PIECE FAMILY BATHROOM INCLUDES A FREESTANDING ROLL-TOP BATH AND SEPARATE WALK-IN SHOWER.

THE SECOND FLOOR PROVIDES TWO FURTHER BEDROOMS AND A SEPARATE WC, OFFERING FLEXIBLE ADDITIONAL ACCOMMODATION.

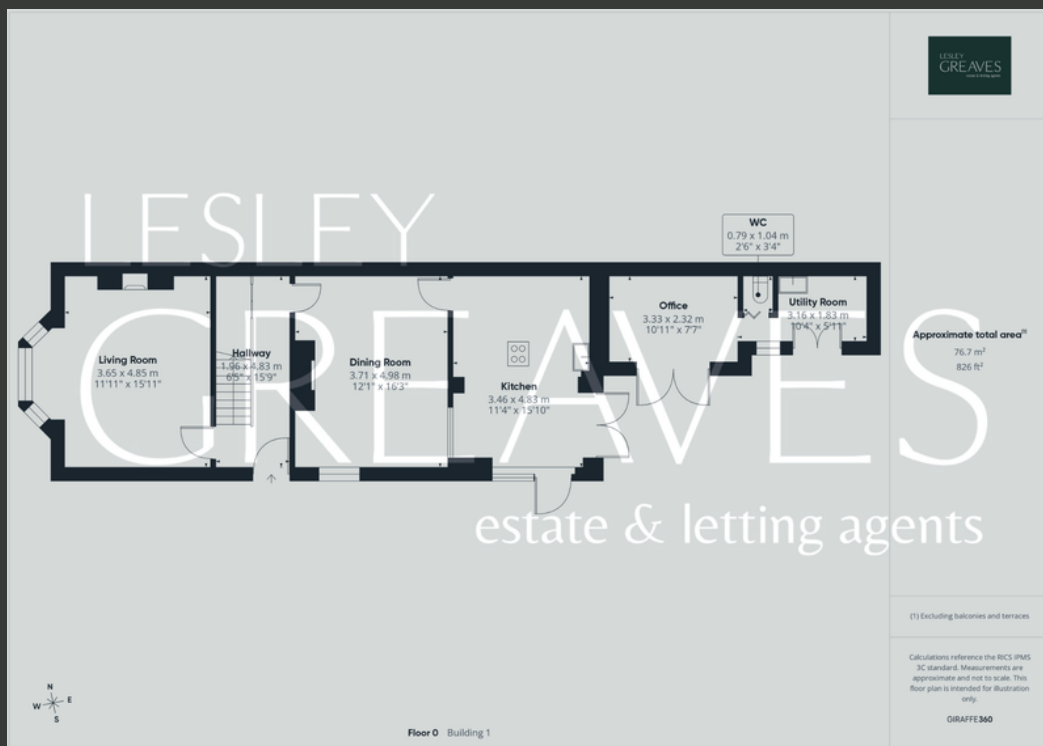
EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-ROAD PARKING AND A GARAGE. TO THE REAR IS AN ATTRACTIVE WALLED GARDEN WITH LAWN AND PAVED AREAS, PROVIDING A PLEASANT AND PRIVATE OUTDOOR SPACE.

A WONDERFUL PERIOD HOME COMBINING EDWARDIAN CHARACTER, GENEROUS LIVING SPACE AND MODERN CONVENIENCE. EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 166 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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