



£300,000-£315,000

GUIDE PRICE

SHEARING HILL
GEDLING

- DETACHED
- VILLAGE LOCATION
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- EPC D



Charming Detached Home in Gedling Village

A BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED HOME SITUATED IN THE HEART OF SOUGHT-AFTER GEDLING VILLAGE, COMBINING CHARACTER FEATURES WITH STYLISH MODERN LIVING THROUGHOUT.

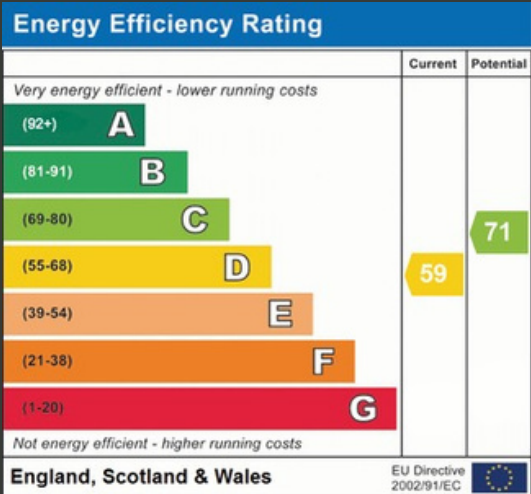
THE ACCOMMODATION COMPRISES TWO SPACIOUS RECEPTION ROOMS. A LARGE FITTED KITCHEN WITH GENEROUS STORAGE AND WORKSPACE, A GROUND FLOOR BATHROOM AND AN ADDITIONAL FIRST FLOOR BATHROOM, OFFERING EXCELLENT PRACTICALITY FOR FAMILY LIVING.

UPSTAIRS, THERE ARE THREE WELL-PROPORTIONED BEDROOMS, ALL TASTEFULLY DECORATED WITH NEUTRAL TONES AND FILLED WITH NATURAL LIGHT. THE WELCOMING ENTRANCE HALLWAY AND BRIGHT LANDING FURTHER ENHANCE THE SENSE OF SPACE AND CHARM WITHIN THE PROPERTY.

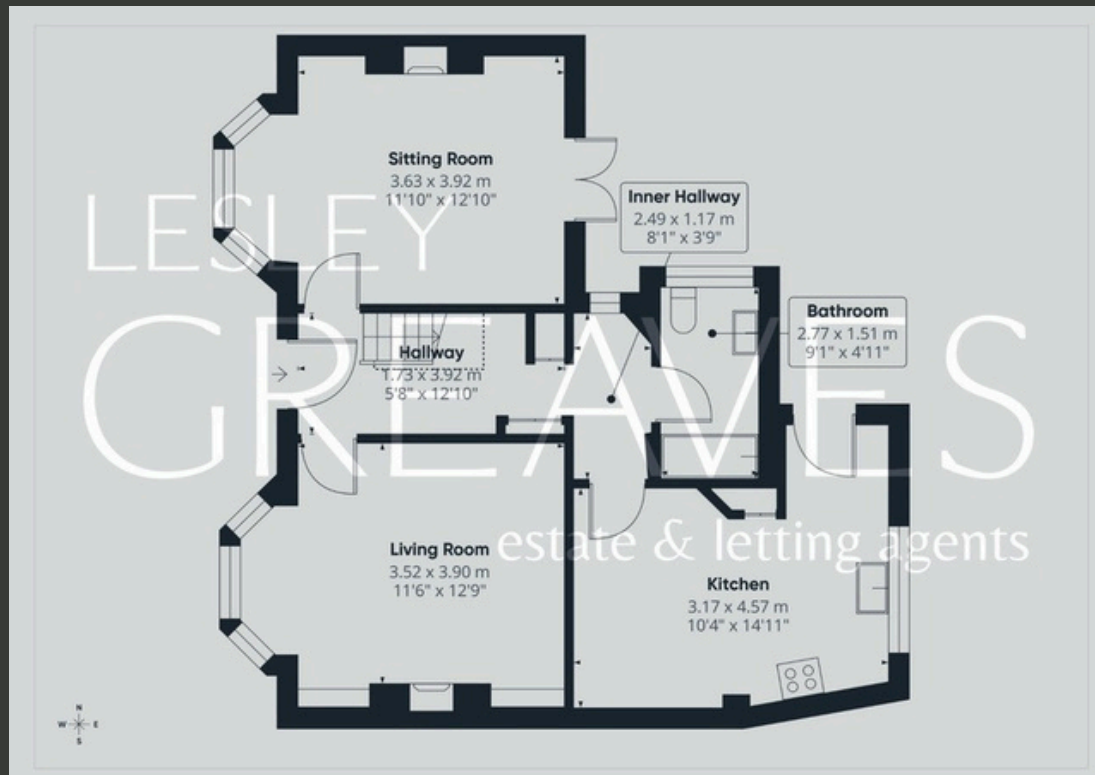
OUTSIDE, THE PROPERTY ENJOYS AN ATTRACTIVE FRONTAGE, A LANDSCAPED REAR GARDEN WITH PATIO SEATING AREAS AND RAISED PLANTING BEDS AND OFF-ROAD PARKING TO THE SIDE FOR SEVERAL VEHICLES.

SITUATED IN THE HIGHLY DESIRABLE VILLAGE OF GEDLING, THE PROPERTY IS CONVENIENTLY LOCATED FOR LOCAL AMENITIES, SCHOOLS, COUNTRYSIDE WALKS, AND TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 108 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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