



£270,000

GUIDE PRICE

MAIN ROAD
GEDLING

- UNIQUE DETACHED HOME
- KITCHEN/DINER
- THREE BEDROOMS
- VILLAGE LOCATION
- NO CHAIN
- EPC E



Three-Bedroom Home With No Upward Chain

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS UNIQUE AND VERSATILE PROPERTY OFFERS AN EXCITING OPPORTUNITY FOR BUYERS SEEKING A HOME WITH CHARACTER, FLEXIBILITY AND PLENTY OF POTENTIAL! SITUATED IN A HIGHLY DESIRABLE PART OF GEDLING VILLAGE, THE PROPERTY BENEFITS FROM EXCELLENT TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE AND SURROUNDING AREAS, WHILST BEING CONVENIENTLY LOCATED CLOSE TO A RANGE OF SHOPS, SCHOOLS AND LOCAL AMENITIES.

THE HEART OF THE HOME IS THE SPACIOUS KITCHEN/DINER, OFFERING AMPLE ROOM FOR A DINING TABLE. THE KITCHEN AREA FEATURES A RANGE OF FITTED UNITS, GENEROUS WORKTOP SPACE AND A BREAKFAST BAR, WITH WINDOWS ALLOWING PLENTY OF NATURAL LIGHT TO FLOW THROUGH.

DOUBLE DOORS LEAD INTO THE WELL-PROPORTIONED LIVING ROOM, WHICH BENEFITS FROM CHARACTERFUL EXPOSED CEILING BEAMS AND FRENCH DOORS OPENING DIRECTLY ONTO THE FRONT GARDEN.

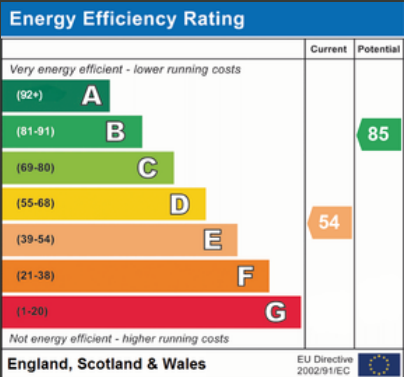
THE GROUND FLOOR ALSO OFFERS TWO VERSATILE BEDROOMS, PROVIDING FLEXIBLE ACCOMMODATION TO SUIT A VARIETY OF NEEDS. ONE OF THESE ROOMS COULD ALTERNATIVELY BE UTILISED AS A HOME OFFICE, STUDY OR ADDITIONAL RECEPTION ROOM. COMPLETING THE GROUND FLOOR IS A BATHROOM FITTED WITH A THREE-PIECE SUITE.

STAIRS LEAD TO THE FIRST FLOOR, WHERE A FURTHER DOUBLE BEDROOM PROVIDES A PRIVATE AND COMFORTABLE SPACE, ADDING TO THE PROPERTY'S UNIQUE AND ADAPTABLE LAYOUT. THE FIRST FLOOR ALSO BENEFITS FROM ACCESS TO THE LOFT, OFFERING ADDITIONAL STORAGE POTENTIAL.

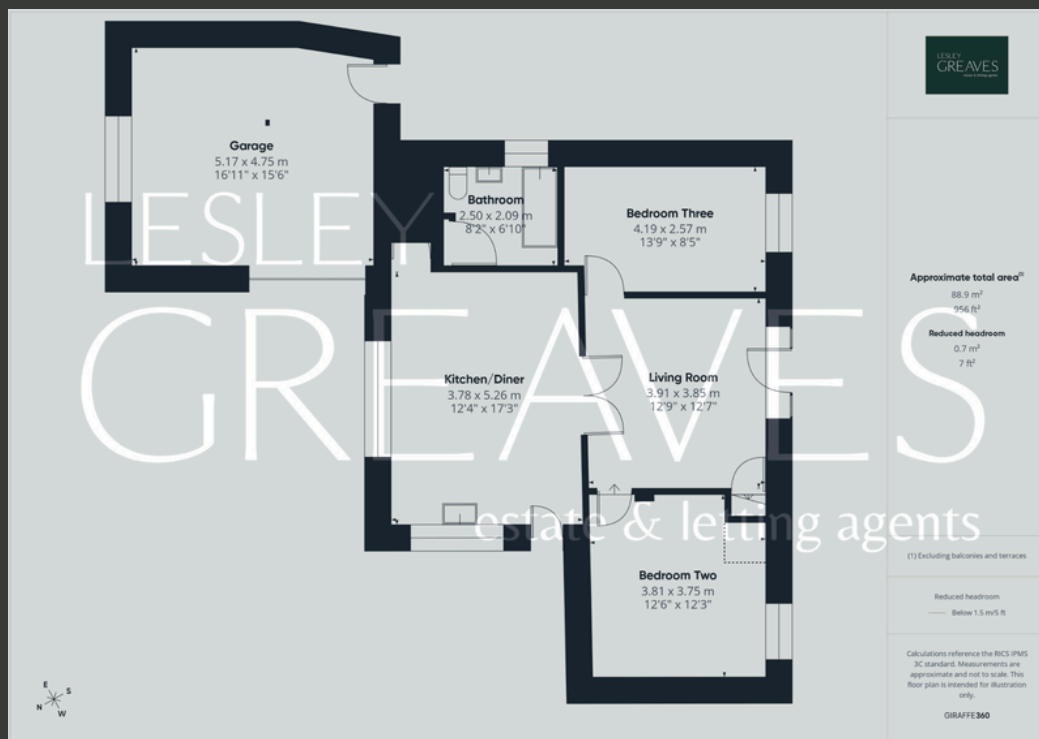
EXTERNALLY, THE PROPERTY IS APPROACHED VIA GATED ACCESS, LEADING TO A DRIVEWAY PROVIDING OFF-STREET PARKING. FURTHER BENEFITS INCLUDE A SHED AND A GENEROUSLY SIZED GARAGE WITH WORKSHOP SPACE, IDEAL FOR STORAGE OR HOBBIES.

ONE OF THE PROPERTY'S STANDOUT FEATURES IS THE ESTABLISHED WRAPAROUND GARDEN, OFFERING A WONDERFUL SENSE OF PRIVACY AND AN ABUNDANCE OF GREENERY. FEATURING LAWNED AREAS, MATURE TREES, SHRUBS AND ESTABLISHED PLANTING, THE GARDEN PROVIDES A PEACEFUL OUTDOOR RETREAT WITH PLENTY OF POTENTIAL FOR KEEN GARDENERS AND THOSE WHO ENJOY SPENDING TIME OUTDOORS.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 81 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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