





£230,000

GUIDE PRICE

BESECAR AVENUE
GEDLING



- SEMI DETACHED HOME
- OPEN PLAN KITCHEN/DINER/LIVING
- LAUNDRY ROOM
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- EPC D





Three Bedroom Semi-Detached Home in a Popular Location

WE ARE DELIGHTED TO BRING TO THE MARKET THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME, OFFERING STYLISH INTERIORS AND GENEROUS ACCOMMODATION. FINISHED TO A HIGH STANDARD AND READY TO MOVE STRAIGHT INTO, THIS ATTRACTIVE PROPERTY IS IDEALLY SITUATED IN THE POPULAR RESIDENTIAL AREA OF GEDLING, MAKING IT PERFECT FOR FAMILIES AND FIRST-TIME BUYERS ALIKE.

UPON ENTERING, YOU ARE WELCOMED THROUGH A USEFUL ENTRANCE PORCH WITH PRACTICAL SHOE STORAGE, LEADING INTO THE HALLWAY, WHICH PROVIDES ACCESS TO A SEPARATE LAUNDRY ROOM AND THE IMPRESSIVE OPEN-PLAN LIVING AND DINING AREA. BEAUTIFULLY PRESENTED WITH CONTEMPORARY DÉCOR, ATTRACTIVE WOOD-EFFECT FLOORING AND PLENTY OF NATURAL LIGHT, THIS SPACIOUS ROOM PROVIDES AN INVITING SETTING FOR RELAXING AND ENTERTAINING.

THE STUNNING MODERN FITTED KITCHEN FEATURES STYLISH DARK-COLOURED UNITS COMPLEMENTED BY CONTRASTING WORKTOPS AND A RANGE OF INTEGRATED APPLIANCES, INCLUDING A FRIDGE FREEZER, DISHWASHER, DOUBLE OVEN AND BUILT-IN WINE COOLER. THE OPEN-PLAN LAYOUT FLOWS INTO A DINING AREA, WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN. A SEPARATE LAUNDRY ROOM PROVIDES ADDITIONAL PRACTICALITY AND STORAGE.

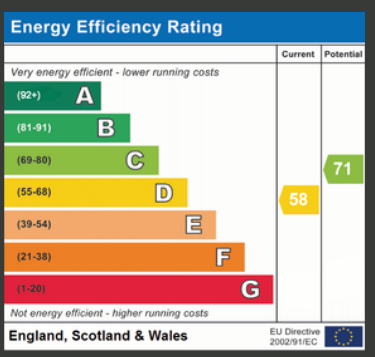
TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, ALL BENEFITING FROM FITTED WARDROBES. THE ACCOMMODATION IS COMPLETED BY A BEAUTIFULLY APPOINTED FAMILY BATHROOM, FEATURING CONTEMPORARY FITTINGS, A BATH WITH OVERHEAD SHOWER AND STYLISH VANITY UNITS.

OUTSIDE, THE PROPERTY ENJOYS A GENEROUS, ENCLOSED TIERED REAR GARDEN, OFFERING A COMBINATION OF PAVED SEATING AREAS, LAWNED SECTIONS AND ESTABLISHED PLANTING, CREATING A LOVELY SPACE FOR OUTDOOR DINING AND RELAXATION.

TO THE FRONT IS A WELL-MAINTAINED LAWNED GARDEN, WHILST A DRIVEWAY PROVIDES OFF-STREET PARKING AND LEADS TO A GARAGE, OFFERING FURTHER PARKING OR USEFUL STORAGE.

CONVENIENTLY POSITIONED IN GEDLING, THE PROPERTY IS WITHIN EASY REACH OF LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS INTO NOTTINGHAM CITY CENTRE. GEDLING COUNTRY PARK IS ALSO NEARBY, OFFERING SCENIC WALKS AND BEAUTIFUL OPEN SPACES.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 79 SQ METERS




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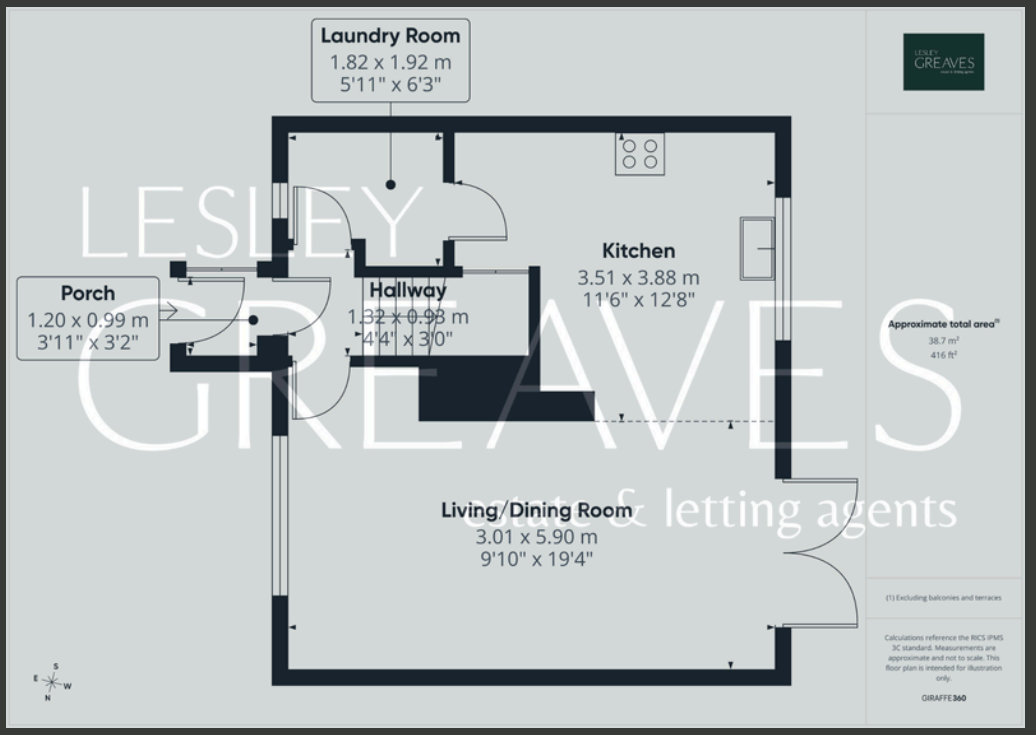

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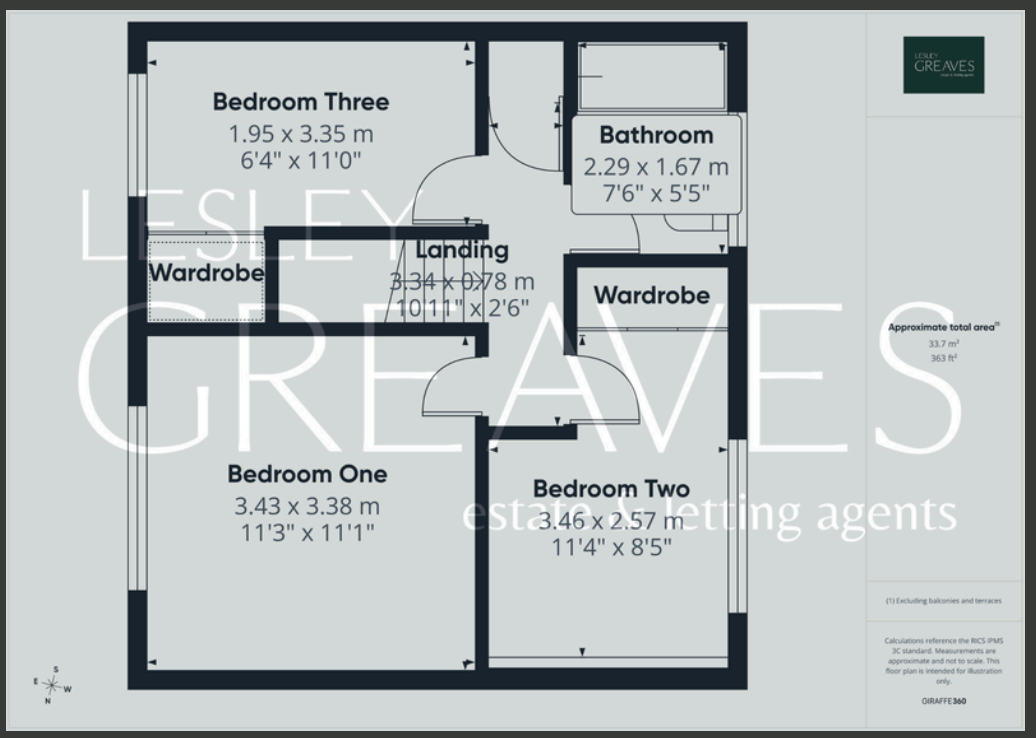

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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and 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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