



Guide Price £375,000-£400,000

Main Road, Gedling, Nottingham NG4 3HE

EPC Rating E



A substantially improved Victorian family home with a wealth of features. In brief, the detached accommodation comprises an entrance porch with feature tiling to the walls and original stain glass door to the entrance hallway with built in storage and a uPVC double glazed sash style window. Living room with uPVC double glazed sash style windows and a gas log burner style stove, WC with built in wash hand basin and re-fitted kitchen diner. The kitchen has a breakfast bar, built in double oven, gas hob, stainless steel extractor, integrated fridge, freezer, dishwasher and washing machine. There is an open fireplace to the dining area, dual aspect uPVC double glazed sash style windows and French doors onto the rear garden. To the first floor are three good size bedrooms with feature cast iron fireplaces and stripped wood flooring to bedrooms one and two, and modern re-fitted bathroom with a mains fed shower over the bath.

There is a block paved driveway to the front and a block paved patio to the rear leading to a lawn garden with borders for plants and shrubs and a picket fence leading to further garden with a shed. The converted brick built office offers useful space to work from home. The mature landscaped rear garden also benefits from being south facing.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold

PORCH 5' 6" x 3' 3" (1.68m x 0.99m)

ENTRANCE HALL 10' 9" x 8' 4" (3.28m x 2.54m)

LIVING ROOM 12' 11" into bay x 12' 5" into recess (3.94m x 3.78m)

KITCHEN/DINER

KITCHEN AREA 11' 2" x 9' 10" (3.4m x 3m)

DINING AREA 14' 9" into bay x 11' 10" into recess (4.5m x 3.61m)

WC L-shape 5' 8" x 2' 7" (1.73m x 0.79m)

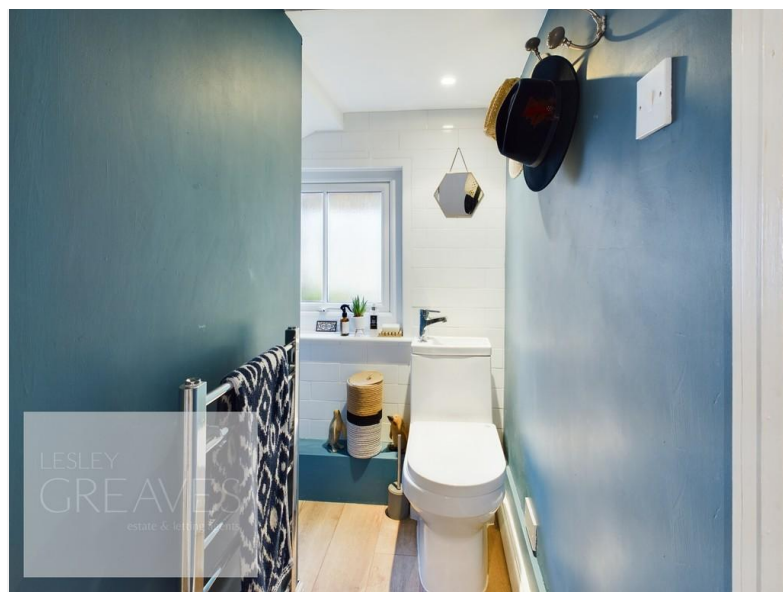
BATHROOM 8' 2" x 5' 4" (2.49m x 1.63m)

BEDROOM ONE 12' 11" x 12' 5" (3.94m x 3.78m)

BEDROOM TWO 12' 2" x 12' 0" (3.71m x 3.66m)

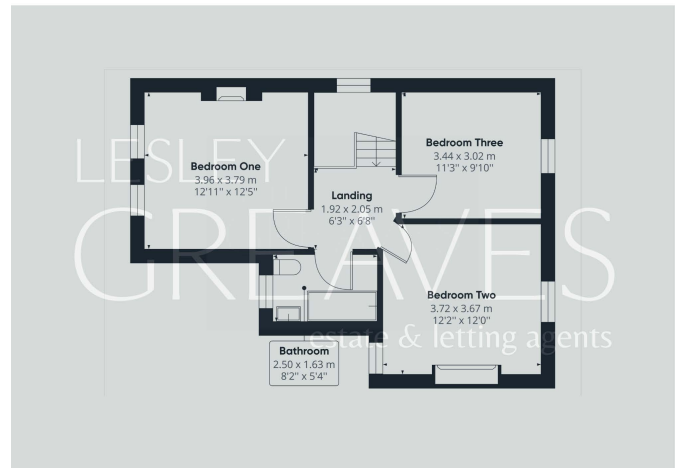
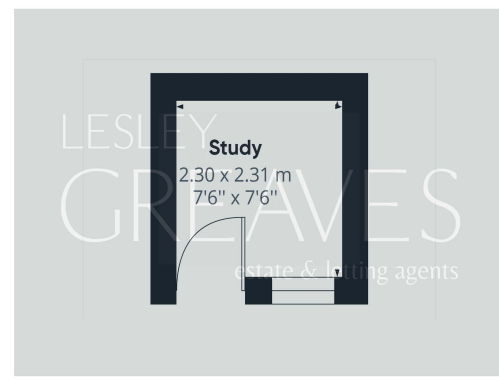
BEDROOM THREE 11' 3" x 9' 10" (3.43m x 3m)

STUDY 7' 6" x 7' 6" (2.29m x 2.29m)



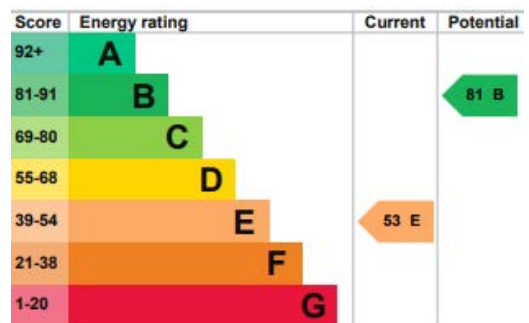
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