

17 Shearing Hill, Gedling, NG4 3GY

Asking Price £249,995

3 1 1 D

Marriotts



# 17 Shearing Hill
# Gedling, NG4 3GY

- Three bedrooms
- Kitchen with built in oven & hob
- Modern shower room
- Lounge & dining room
- Private enclosed rear garden
- NO UPWARD CHAIN

A three bedroom detached house with excellent potential, ideally located just off Burton Road, offering easy access to the main road network, local transport links, large retail parks, the recently opened Sainsbury's supermarket, in addition to open countryside and the popular Colwick Country Park.





## Asking Price £249,995



### Overview
The property would benefit from some modernisation, but offers excellent scope for buyers looking to create a lovely family home tailored to their own taste.

The accommodation provides three bedrooms along with a modern shower room, the usual living and family spaces and a separate dining room, while the property's detached position and convenient location make this an appealing opportunity for families, particularly with Carlton-le-Willows Academy also just a few minutes' walk away. A great buy or those looking for a home they can improve over time.

An excellent opportunity to modernise and add value in a popular and well-connected location.

### Entrance Porch
With UPVC double-glazed front door and window, radiator and glass secondary door to the inner hallway.

### Inner Hallway
With stairs to the first floor and a door through to the lounge.

## Lounge
Coal-effect electric fire with brick chimney breast and hearth, UPVC double glazed front window, radiator, under-stair cupboard and glazed panelled double doors through to the dining room.

## Dining Room
Radiator, UPVC double-glazed sliding patio door to the rear garden and glazed panel door through to the kitchen.

## Kitchen
A range of wall and base units with wood-effect worktops, inset stainless steel sink unit and double drainer and tiled splashbacks. Appliances consist of a brushed steel trim electric oven, four-ring gas hob and filter hood. Wall mounted Worcester Bosch gas boiler, wood-style floor covering, UPVC double-glazed rear window and side door.

## First Floor Landing
UPVC double-glazed side window, airing cupboard housing the hot water cylinder and loft access.

## Bedroom 1
Built-in wardrobe, UPVC double glazed front window and radiator.

## Bedroom 2
Built-in wardrobe, grey wood laminate flooring, UPVC double-glazed rear window and radiator.

## Bedroom 3
Grey wood laminate flooring, over-stair wardrobe, radiator and UPVC double glazed front window.

## Shower Room
With fully shower boarded walls, the suite consists of a double sized glass partition enclosure with chrome mains shower, pedestal wash basin and dual flush toilet. Radiator and UPVC double glazed side window.

## Outside
There is a low-maintenance front garden and block-paved driveway for two cars, with an up-and-over door leading into the garage. The garage has power, houses the gas end electric meters, RCD board and window and door leading to the rear. There is also separate side gated access. To the rear is a covered patio/seating area with outside power points, wall lighting and steps leading up to the garden, which is predominantly lawned and has established beds and borders, outside tap and steps leading up to a tiered ornamental garden, enclosed by a majority fenced perimeter.

## Material Information









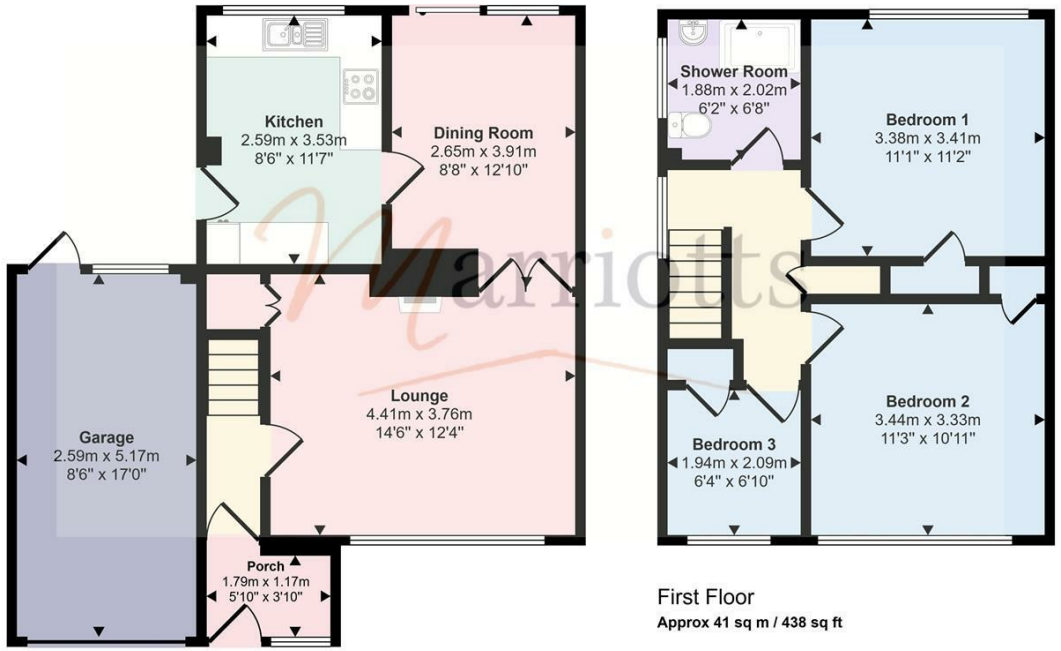


TENURE: Freehold
COUNCIL TAX: Nottinghamshire & Gedling Borough Council - Band C
PROPERTY CONSTRUCTION: Cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: stepped front access. Level rear access.





Approx Gross Internal Area
98 sq m / 1051 sq ft

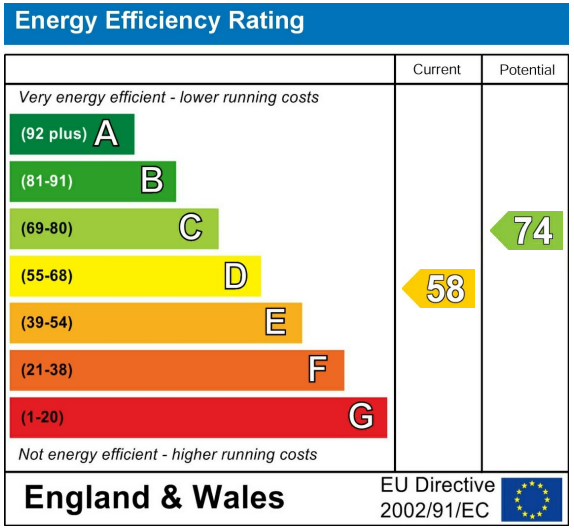



Ground Floor
Approx 57 sq m / 613 sq ft

First Floor
Approx 41 sq m / 438 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

naea | propertymark PROTECTED
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK