



1 Hardys Drive, Gedling, NG4 3HR
Price Guide £450,000

 4  2  2  D





1 Hardys Drive Gedling, NG4 3HR

- Four double bedroom
- Two large reception rooms
- Garage with 1st floor home office
- Ground & first floor bathrooms
- Breakfast kitchen & large utility room
- Close to Gedling shops

An attractive and spacious detached family home with four double bedrooms, ground and first floor bathrooms and an impressive detached coach house with garage, storeroom/workshop and a very useful first floor home office!



Price Guide £450,000



Overview

Located on Hardys Drive, Gedling, this stunning period family home dating back to 1872, offers a blend of character and modern convenience. Located just off Main Road, the property is also just a short walk from Gedling's shopping area and local pub, while open countryside and Gedling Country Park are just a short drive away.

Boasting four spacious double bedrooms and bathrooms on each floor, this home provides ample space for a growing family. The two large reception rooms provide ample room to entertain, in addition to the spacious breakfast kitchen which also has a separate large utility room overlooking the rear garden. The front entrance porch opens up to a large hallway with dog-leg staircase and feature original stained glass porthole windows.

One of the standout features of this property is the coach house, which includes a garage, store room, and a home office - ideal for those who work remotely or simply need extra storage space. And the walled rear garden is a private oasis, virtually south facing and complete with a resin patio/seating area and a second large paved patio, perfect for enjoying a morning coffee or hosting summer gatherings.

If you're looking for a property with character, space, and a touch of history, this charming home on Hardys Drive is sure to captivate your heart. Don't miss the opportunity to make this house your own and create lasting memories in a truly special setting.

Entrance porch

With a half-leaded panel front entrance door and leaded port hole side window, wood laminate flooring continues through to the main hallway.

Entrance Hall

With two feature stained glass porthole windows, radiator, dog-leg staircase leading to the first floor and doors to the living room, dining room, breakfast kitchen and downstairs bathroom.

Living Room

With feature polished stone fireplace and hearth with coal effect electric fire. Glazed bay window to the front with fitted shutter blinds, two radiators and double glazed rear window.

Dining Room

With double glazed arched window, radiator, wood style laminate flooring and feature brick fireplace and hearth with electric stove.

Breakfast kitchen

A range of units with granite effect worktops and twin Belfast sinks with tiled splashback. Space for a range cooker with black extractor canopy, integrated dishwasher, double glazed side and rear windows, wood style laminate flooring, cupboard housing the Baxi gas boiler and door leading to the utility room.

Utility Room

With a large under-stair cupboard, tiled floor, built-in base cupboard, plumbing for washing machine, and windows and door overlooking the rear garden.

Bathroom

With fully tiled walls and traditional style tiled floor, the traditional style suite consists of a freestanding claw & ball roll top bath, separate large cubicle with chrome mains shower, traditional style pedestal washbasin and a high cistern toilet. LED downlights, traditional style radiator/towel rail, extractor fan and rear window.

First Floor Landing

With radiator, double glazed rear window on the half landing and door leading to all first floor rooms.

Bedroom 1

UPVC double glazed front window, radiator, decorative ceramic tiled fireplace and surround, built-in corner walk-in wardrobe with lighting strip and separate shelved cupboard.

Bedroom 2

Built-in double wardrobe with original doors, double-glazed side window and radiator.

Bedroom 3

Double glazed front and rear windows, radiator and built-in double airing cupboard housing the hot water cylinder.

Bedroom 4

Double glazed rear window and loft access.

Shower Room

With full Travertine style wall and floor tiling, the suite consists of a corner cubicle with an electric shower, pedestal washbasin and dual flush toilet. Chrome ladder towel rail, extractor fan and leaded double-glazed front window.

Outside

To the side of the property is a block paved driveway, with additional block paved car standing to the front. Double wooden gates lead through to the rear walled resin seating area with outside wall light and outside tap. The main lawn has established borders containing a variety of shrubs and seasonal bedding plants. There is also a further large paved patio at the far end of the garden. The coach house consists of a garage with light, power and double doors. A second set of double doors lead in to the workshop/store room also with light and power. From here, a door and stairs lead up to first floor home office, also with light, power, telephone point, electric storage heater, front window and a large storage recess.

Material Information

TENURE: Freehold

COUNCIL TAX:

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: N/K

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Kitchen cupboard

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: no

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.







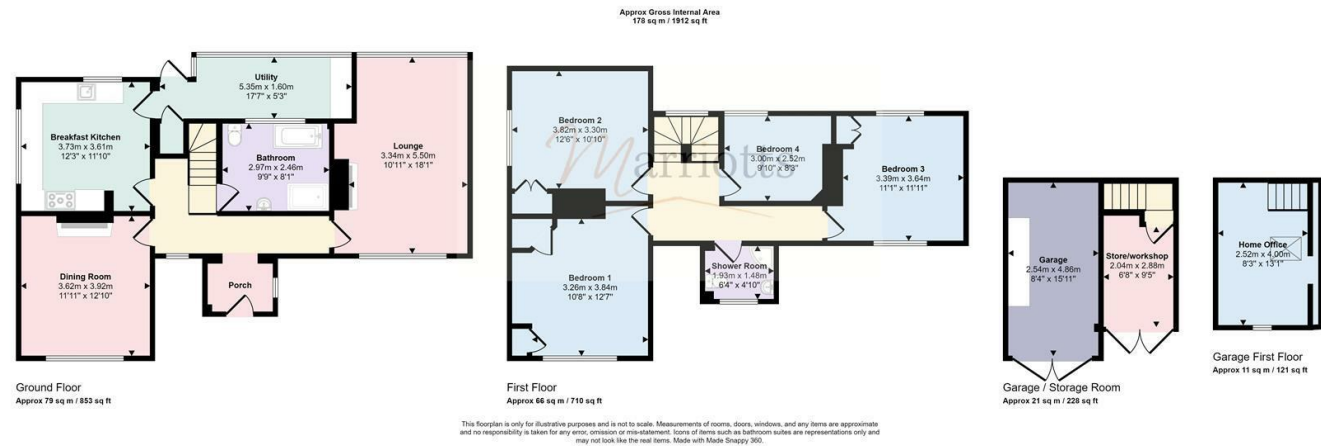
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Level front and rear access







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

