

187 Shelford Road, Gedling, NG4 4JH

£280,000

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Marriotts


BREAD

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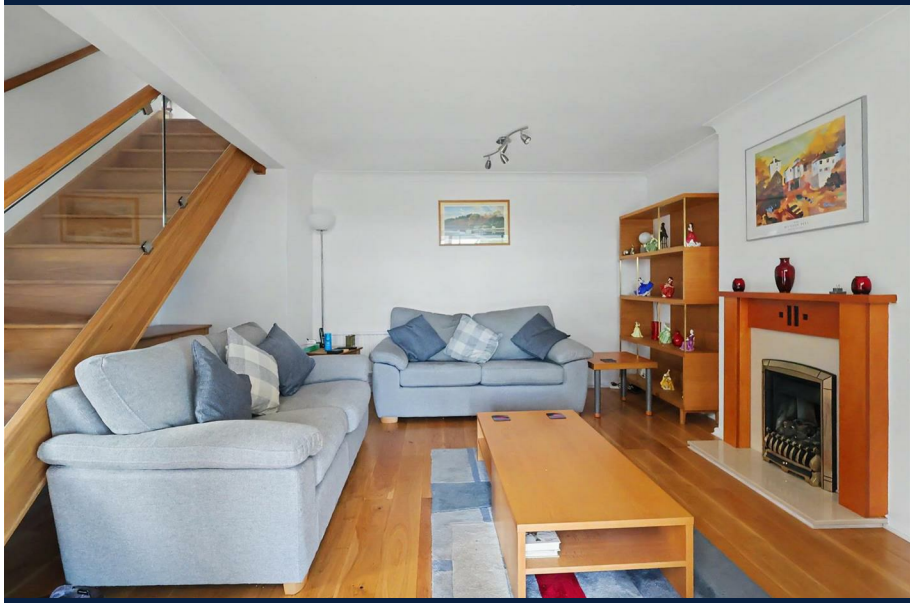
- Detached house
- Large four piece bathroom
- UPVC double glazed conservatory
- Three bedrooms
- Lower ground lounge & kitchen diner
- Solar battery and panels

Located at the Digby Avenue end of Shelford Road in Gedling, this delightful detached house offers a unique blend of comfort and modern living. The property presents a deceptive split-level design that resembles a bungalow from the front, providing an inviting façade! FOR SALE WITH NO UPWARD CHAIN!!





£280,000



Overview

Inside, you will discover a lovely sized hallway, three well-proportioned bedrooms and a spacious bathroom, featuring both a bath and a separate shower cubicle. The main bedroom has a series of built-in and fitted furniture and has a fantastic elevated view to the rear. From the hallway, a feature glass balustrade staircase leads down to the lower ground floor. A lovely conservatory extends from the living area, providing a peaceful and private space to enjoy the views of the low-maintenance artificial lawned garden.

From the living room, a door leads through to the great sized 'L' shaped dining kitchen, equipped with multiple NEFF & CDA appliances and door leading out to the decking. The outdoor area has been designed and is perfect for those who prefer a garden that requires minimal upkeep, and comes complete with a summer house and garden shed.

The property also benefits from solar panels and a backup solar battery, promoting energy efficiency and sustainability.

With parking available for two vehicles, this home is not only practical but also conveniently located on or close to good bus routes. This property is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area of Nottingham. Don't miss the chance to make this charming house your new home.

Entrance Hall

With UPVC double-glazed side entrance door, cupboard housing the smart gas and electric meters and RCD board. Radiator, laminate flooring, doors to the bathroom and bedrooms, with a glass balustrade staircase leading down to the lower-level accommodation.

Bedroom 1

A series of built-in corner wardrobes, matching dressing table with drawers, further matching built-in double-part shelved wardrobe and matching freestanding bedside cabinets. Wood flooring, two radiators and a UPVC double-glazed rear window with elevated east-facing views.

Bedroom 2

Built-in wardrobe with sliding part mirrored doors, laminate flooring, radiator and UPVC double-glazed front window.

Bedroom 3

With grey wood laminate flooring, UPVC double-glazed front window and radiator.

Bathroom

With a tiled floor and majority tiled walls, the suite consists of a bath with a central concealed mixer tap and a separate cubicle with an electric shower, dual-flush toilet and pedestal wash basin. Cupboard housing the Baxi Combination gas boiler installed in February 2020, LED downlights, loft access, radiator and two UPVC double-glazed side windows.

Lower Accommodation

Living Room

With wood flooring, radiator, marble fireplace and hearth with coal-effect gas fire and wooden surround, double-glazed sliding patio door leads to the conservatory and door through to the kitchen diner.

Kitchen Diner

Both the dining and kitchen areas have tiled flooring, with radiator, LED downlights and an under-stair cupboard. The kitchen area is fitted with a range of wall and base units with granite-effect worktops and a slate-coloured composite one-and-a-half-bowl sink unit and drainer, matching granite-effect upstands and concealed worksurface downlighting. Built-in Neff hide-and-slide electric oven and separate microwave oven, Neff four-ring induction hob with granite-effect splashback and extractor, along with integrated Neff dishwasher and washing machine. Integrated CDA fridge freezer and CDA tumble dryer, LED downlights and UPVC double-glazed window and door to the rear.

Outside

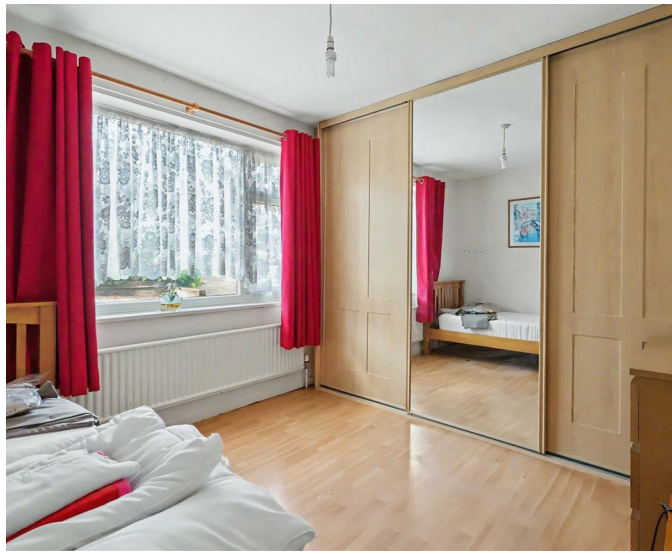
The kitchen leads out onto large decking with an outside tap and a staircase leading down from the driveway. Steps then lead down to the garden, which is predominantly artificial lawn, with gravelled borders and a path leading to a summer house. A separate stone-flagged path leads to an additional shed.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling - 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: no
LOCATION OF BOILER: bathroom
UTILITIES - mains gas, electric, water and sewerage.









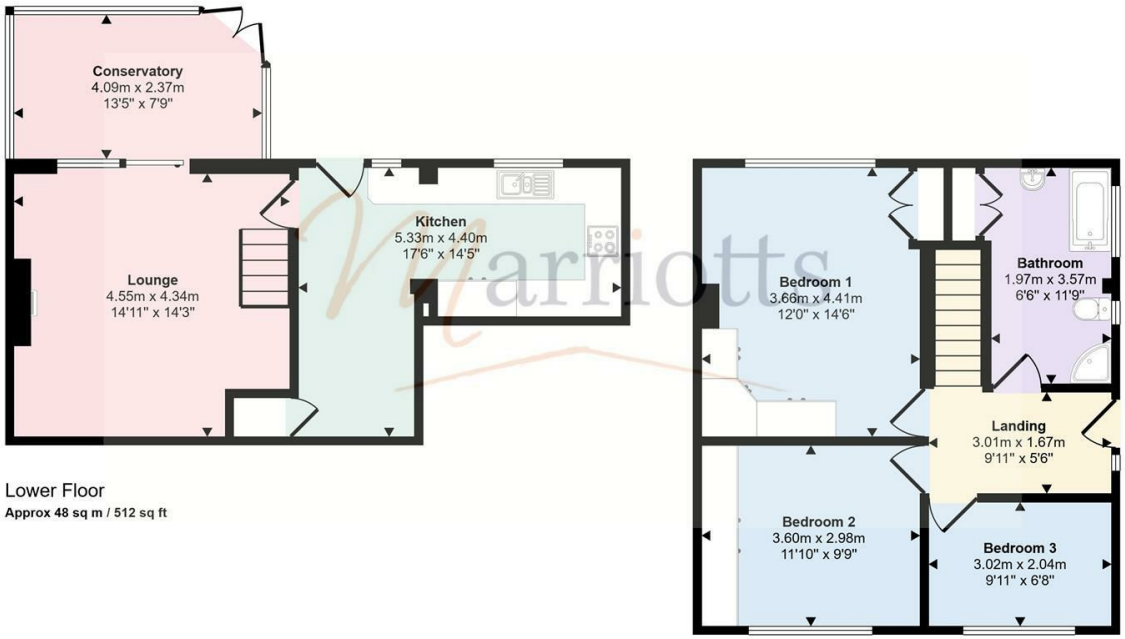


MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: yes
ACCESS AND SAFETY INFORMATION: level front access





Approx Gross Internal Area
99 sq m / 1064 sq ft

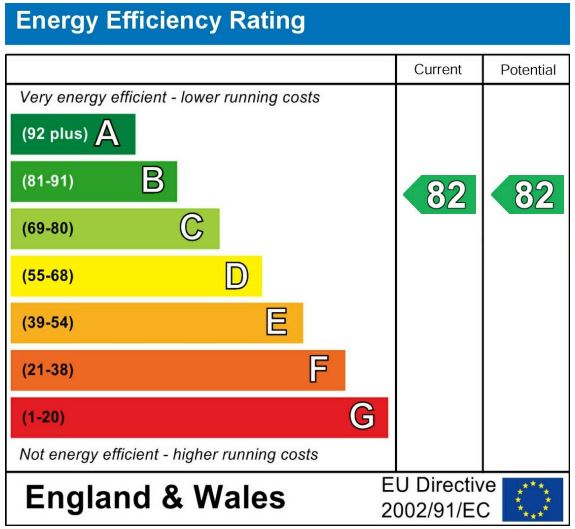


Lower Floor
Approx 48 sq m / 512 sq ft

Ground Floor
Approx 51 sq m / 552 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.

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