

# HoldenCopley

PREPARE TO BE MOVED

Brooklands Crescent, Gedling, Nottinghamshire NG4 3GW

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Guide Price £190,000 - £220,000

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GUIDE PRICE £190,000 - £210,000

### PLENTY OF POTENTIAL

This three bedroom semi detached house would make a great home for any family buyer as it offers plenty of potential throughout and benefits from the garage being converted into an Annexe.

The property is situated in a very highly sought after location close to various schools, excellent transport links including Carlton Train Station and other local amenities.

Internally, to the ground floor is an entrance hall, a very spacious living room, a dining room and the kitchen.

The first floor holds three good sized bedrooms, with the master benefiting from built in storage space, serviced by a four piece bathroom suite.

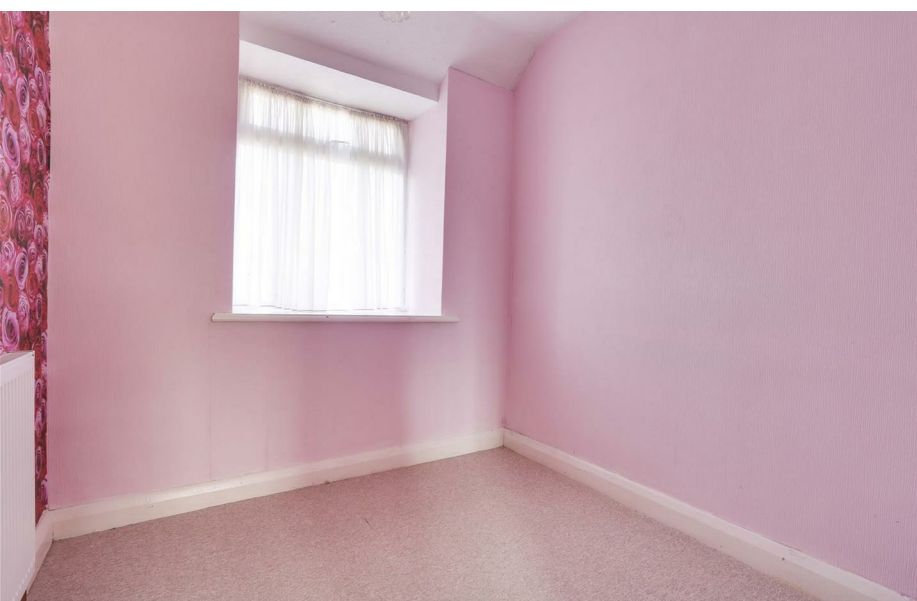
Outside to the front is a driveway providing ample off road parking for multiple vehicles and to the rear is a private enclosed garden.

\*360° VIRTUAL TOUR AVAILABLE\*

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Kitchen
- Two Reception Rooms
- Four Piece Bathroom Suite
- Garage Converted Into Annex
- Driveway For Multiple Vehicles
- Private Enclosed Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, an under stair storage cupboard and provides access into the accommodation

Living Room

25'3" x 10'7" (7.72 x 3.25)

The living room has a double glazed window, two radiators, an aerial point, a feature fireplace and a ceiling fan

Dining Room

10'4" x 9'5" (3.16 x 2.89)

The dining room has a radiator, a barn door, double glazed windows and double french doors leading out to the garden

Kitchen

14'5" x 6'11" (4.40 x 2.12)

The kitchen has a range of base and wall units, an inverted sink with mixed taps, an integrated oven with gas hob, extractor fan and stainless steel splash back, space and plumbing for a washing machine, space for a tall fridge freezer, spotlights on the ceiling, part tiled walls, a double glazed window and double french doors that lead out to the garden

FIRST FLOOR

Landing

The landing has a window, a loft hatch and provides access to the first floor accommodation

Master Bedroom

10'11" x 10'4" (3.35 x 3.16)

The main bedroom has a double glazed window, two built in wardrobes and a radiator

Bedroom Two

12'6" x 10'4" (3.82 x 3.15)

The second bedroom has a window, a radiator and a ceiling fan

Bedroom Three

7'4" x 7'0" (2.26 x 2.15)

The third bedroom has a window and a radiator

Bathroom

8'3" x 7'1" (2.54 x 2.18)

The bathroom has a low level flush WC, a hand wash basin, a bath, a separate shower, a radiator, tiled walls, wood panelled ceiling and a window

OUTSIDE

Front

To the front of the property is a driveway providing ample off road parking

Rear

To the rear of the property is a private enclosed tiered garden with a patio area and a lawn

ANNEX

Annex Living area

10'9" x 8'2" (3.29 x 2.51)

The living area has wooden panelled walls and ceiling with a sliding door that leads out to the garden

Annex Bathroom

7'4" x 3'8" (2.25 x 1.14)

Annex Kitchen

9'2" x 4'7" (2.80 x 1.40)

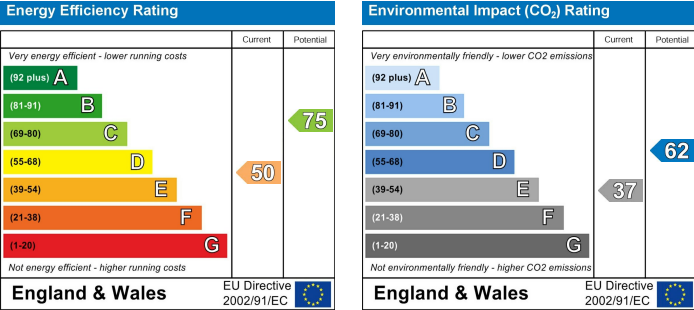
The kitchen area has base units, a sink and a half with mixer taps, wooden panelled walls and a window

Annex Bedroom

7'10" x 6'4" (2.40 x 1.94)

The bedroom has wooden panelled walls and ceiling

DISCLAIMER





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**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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