



**Shearing Hill
Gedling, Nottingham NG4 3GY**

Guide Price £425,000 Freehold

CHAIN-FREE SIX-BED HOME WITH
PLANNING FOR 12 BEDROOM HMO
CONVERSION.



GUIDE PRICE £425,000 – £450,000

FANTASTIC DEVELOPMENT OPPORTUNITY – SIX-BEDROOM DETACHED HOME WITH PLANNING FOR 12-BED HMO – NO UPWARD CHAIN

Robert Ellis Estate Agents are delighted to offer to the market this exceptionally spacious SIX BEDROOM DETACHED FAMILY HOME, occupying a generous plot on the ever-popular Shearing Hill in the heart of Gedling, Nottingham.

The property presents a RARE OPPORTUNITY for both large families and investors alike, with PLANNING PERMISSION GRANTED (App ref: 2022/1293) to convert the home into a 12-BEDROOM HOUSE OF MULTIPLE OCCUPANCY (HMO), including a single-storey extension – making it ideal for rental yield investors or supported living providers.

The existing accommodation spans three floors and briefly comprises a welcoming entrance hallway, two sizeable reception rooms, fitted kitchen with separate utility area, ground floor shower room, conservatory and a versatile ground floor bedroom. To the upper floors, there are five further bedrooms and two bathrooms, offering flexible living arrangements for large or extended families.

Externally, the property benefits from an extensive frontage with OFF-STREET PARKING FOR MULTIPLE VEHICLES, various outbuildings, and a private rear garden offering excellent scope for further landscaping or development.

Located within easy reach of local shops, schools, Gedling Country Park, and fantastic transport links into Nottingham City Centre, this substantial home is perfectly placed for families and professionals alike.

OFFERED TO THE MARKET WITH NO UPWARD CHAIN – an early viewing comes highly recommended to appreciate the space, location, and potential on offer.

Contact the team at Robert Ellis today to arrange your viewing!



Front Entrance Lobby

2'10 x 4'7 approx (0.86m x 1.40m approx)

Minton tile flooring, double glazed door to the front elevation with internal leaded door leading through to the entrance hallway.

Entrance Hallway

26' x 5'6 approx (7.92m x 1.68m approx)

Original stain glass leaded door to the front elevation leading into the entrance hallway comprising parquet flooring, wall mounted radiator, coving to the ceiling, ceiling light point, staircase leading to the first floor landing with feature newel posts, glazed door leading through to the rear conservatory, panelled doors leading off to:

Living Room

13'8 x 16' approx (4.17m x 4.88m approx)

UPVC double glazed window to the front and side elevations, ceiling light point, wall mounted radiator, laminate flooring, feature fireplace incorporating adams style surround with marble hearth and back panel with inset decorative fire.

Dining Room

13' x 15' approx (3.96m x 4.57m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, feature decorative fireplace incorporating surround, marble hearth and back panel with open fire, linoleum floor covering, coving to the ceiling, internal French doors leading through to the dining kitchen.

Dining Kitchen

13'10 x 11'09 approx (4.22m x 3.58m approx)

A range of matching wall and base units incorporating laminate worksurfaces above, space and point for a freestanding gas range cooker, stainless steel sink with mixer tap over, UPVC double glazed window to the rear elevation, island unit with lighting above, display cabinets, space and plumbing for a freestanding dishwasher, linoleum floor covering, ample storage space, loft access hatch, stainless steel extractor hood, internal French doors leading through to the dining room, panelled door leading through to the utility room.

Utility Room

7'5 x 8'09 approx (2.26m x 2.67m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted Ideal gas central heating combination boiler, matching wall and base units incorporating laminate worksurface above, mosaic tiled splashbacks, panelled door leading through to the ground floor shower room.

Ground Floor Shower Room

3'3 x 7'08 approx (0.99m x 2.34m approx)

UPVC double glazed window to the rear elevation, walk-in shower enclosure with mains fed shower above, vanity wash hand basin, low level flush WC, chrome heated towel rail, extractor fan, ceiling light point.

Snug/Reception Three

13'07 x 13'03 approx (4.14m x 4.04m approx)

UPVC double glazed window to the rear elevation, ceiling light point, coving to the ceiling, wall mounted radiator.

Conservatory

6'09 x 15'08 approx (2.06m x 4.78m approx)

UPVC double glazed windows to the side and rear elevations, UPVC double glazed doors providing access to the rear garden, laminate flooring, wall mounted radiator, ceiling light point.

Cellar

18'6 x 11'01 approx (5.64m x 3.38m approx)

This cellar is divided into three compartments with light and power offering additional secure storage space, with the potential to convert subject to the buyers needs requirements alongside the relevant building regulations and planning permission approval.

First Floor Landing

UPVC double glazed windows to the front and rear elevations, ceiling light point, wall mounted radiator, staircase leading to the second floor landing.

Bedroom One

13' x 15'10 approx (3.96m x 4.83m approx)

UPVC double glazed picture window to the front elevation, ceiling light point, wall mounted radiator, coving to the ceiling, panelled door leading to the en-suite shower room.

En-Suite Shower Room

3'5 x 12'1 approx (1.04m x 3.68m approx)

UPVC double glazed window to the side elevation, walk-in shower enclosure with mains fed shower above, pedestal wash hand basin, low level flush WC, chrome heated towel rail, tiled splashbacks, tiling to the floor.

Bedroom Two

13'09 x 16'06 approx (4.19m x 5.03m approx)

UPVC double glazed picture window to the front and side elevations, wall mounted double radiators, ceiling light point, coving to the ceiling.

Bedroom Three

12'11 x 13' approx (3.94m x 3.96m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Family Bathroom

11'4 x 10'2 approx (3.45m x 3.10m approx)

Two UPVC double glazed windows to the rear elevation, double ended bath with mixer tap over, low level flush WC, pedestal wash hand basin, chrome heated towel rail, tiling to the floor, tiled splashbacks, ceiling light point, airing cupboard housing the hot water cylinder, further storage cabinet.

Second Floor Landing

Ceiling light point, panelled doors leading off to:

Bedroom Four

13'07 x 15'11 approx (4.14m x 4.85m approx)

UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, laminate floor covering.

Bedroom Five

12'01 x 15'05 approx (3.68m x 4.70m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, built-in wardrobe.

Shower Room

8' x 5'05 approx (2.44m x 1.65m approx)

Low level flush WC, wash hand basin, steam shower enclosure with mains fed shower over, ceiling light point, chrome heated towel rail, extractor fan, tiled splashbacks, tiling to the floor.

Outside

The property sits on a large plot with an in-out gravelled driveway to the front elevation providing ample off the road vehicle hardstanding with extended driveway to the side of the property.

To the rear of the property there is an enclosed garden with fencing and brick wall to the boundary, garden laid to lawn, access to the coach house.

Coach House

Offering further potential for development and storage.

Store One

7' x 14'2 approx (2.13m x 4.32m approx)

Windows to the front elevation, access door.

Store Two

12'3 x 12'3 approx (3.73m x 3.73m approx)

Double doors to the front elevation, window, further storage with staircase leading to the attic space.

Attic Space

12'2 x 18'5 + 10'2 approx (3.71m x 5.61m + 3.10m approx)

Bordered attic space with windows either side offering current storage with potential to convert subject to the buyers needs and requirements.

Store Three

11'09 x 14'11 approx (3.58m x 4.55m approx)

Double door to the front elevation offering additional storage.

Agents Notes: Additional Information

Council Tax Band: F

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 18mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

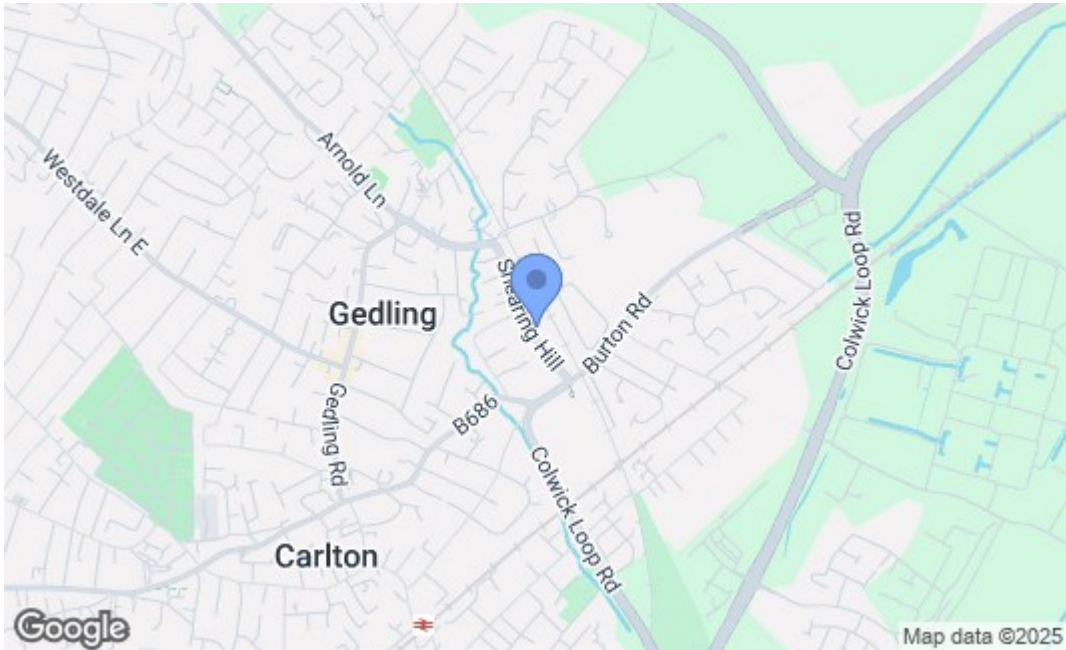
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	62
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.