Robert Ellis

look no further. . .







Stanhope Road,
Gedling, Nottingham
NG4 4HP

£220,000 Freehold

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Robert Ellis Estate Agents are delighted to bring to the market this exceptionally well-refurbished three bedroom semi-detached home, situated on Stanhope Road in Gedling. A particular highlight of the property is the scale of work that has been undertaken, with the home having undergone a comprehensive back-to-brick refurbishment, rather than simply a cosmetic update.

The extensive programme of works has included full rewiring and replumbing, the installation of a new boiler, a brand-new kitchen and bathroom, new flooring and carpets, together with a complete modernisation of the accommodation throughout. The result is a home which has been transformed internally, offering buyers the significant advantage of being able to move straight in and enjoy a freshly renovated property.

Internally, the accommodation begins with an entrance hallway leading into an impressive lounge measuring approximately 20'8" in length. Sliding doors continue into the conservatory, which benefits from heating and provides a versatile additional reception space with French doors opening onto the garden.

The brand-new kitchen has been finished in a contemporary style, offering a range of fitted wall and base units with work surfaces, an oven with induction hob, recessed spotlights and space for further appliances. Windows overlook the side and rear elevations, while a door provides direct access to the garden.

To the first floor are three bedrooms, complemented by a brand-new, stylishly finished family bathroom featuring both a panelled bath and separate shower enclosure with mains-fed rainfall shower, creating a particularly impressive finish.

Externally, the transformation continues into the enclosed rear garden, which has been attractively landscaped with lawn, gravelled areas, raised flowerbeds and a patio, creating a smart and low-maintenance outdoor space.

Having undergone such an extensive back-to-brick transformation, including a new kitchen, bathroom, boiler, full rewiring and replumbing, this is far more than a cosmetic refurbishment. An internal viewing is highly recommended to fully appreciate the quality, scale and extent of the renovation carried out.





Entrance Hallway
UPVC double glazed entrance door to the front elevation with fixed double glazed panel to the side, laminate flooring, staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

Lounge
11'9" x 20'8" approx (3.6 x 6.3 approx)
UPVC double glazed window to the front elevation, double glazed sliding doors leading through to the conservatory, carpeted flooring, wall mounted radiators.

Conservatory
11'5" x 11'5" approx (3.5 x 3.5 approx)
UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden, laminate flooring, light and power, wall mounted radiator providing year round use.

Kitchen
10'5" x 14'9" approx (3.2 x 4.5 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, oven with induction hob over and extractor hood above, space and point for a fridge freezer, tiled splashbacks, laminate flooring, wall mounted radiator, recessed spotlights to the ceiling, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door giving access to the rear garden.

First Floor Landing
UPVC double glazed window to the front elevation, carpeted flooring, access to the loft, wall mounted radiator, doors leading off to:

Bedroom One
11'9" x 10'9" approx (3.6 x 3.3 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
9'6" x 11'9" approx (2.9 x 3.6 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
6'2" x 10'5" approx (1.9 x 3.2 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bathroom
7'6" x 8'2" approx (2.3 x 2.5 approx)
UPVC double glazed windows to the side elevation, LVT flooring, shower enclosure with mains fed rain fall shower over, WC, panelled bath with mixer shower attachment, handwash basin with mixer tap, tiled splashbacks, heated towel rail, extractor fan, recessed spotlights to the ceiling.

Outside

Front of Property
To the front of the property there is a front garden with gated access to the rear garden, fencing to the boundaries and a pathway leading to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed rear garden with garden laid to lawn, gravelled garden areas, raised flowerbeds, patio area, gated access to the front of the property, fencing to the boundaries.

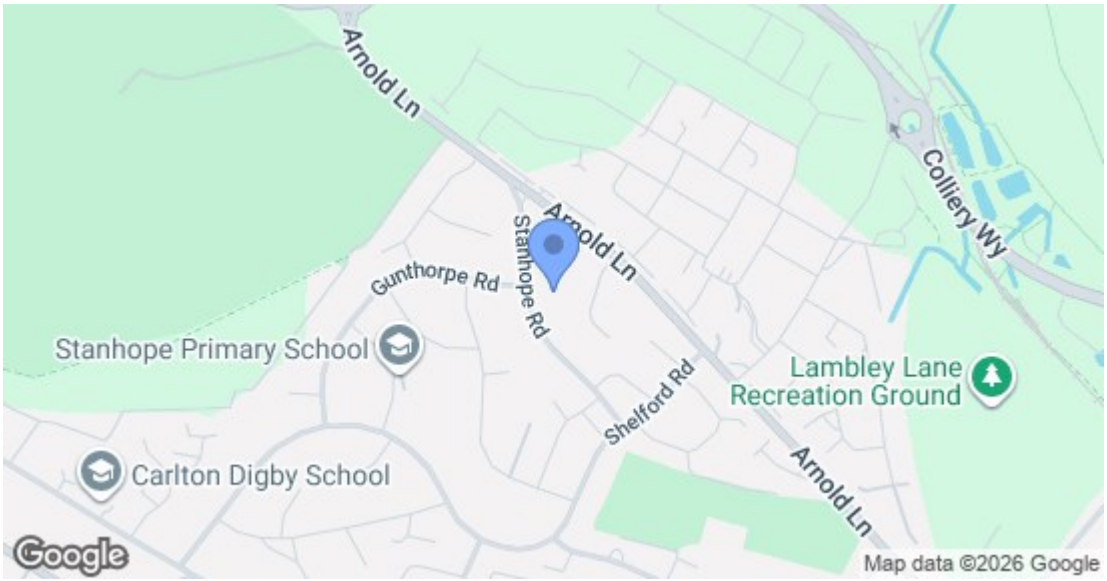
Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

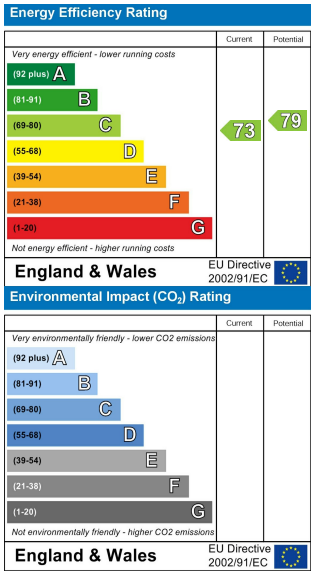












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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