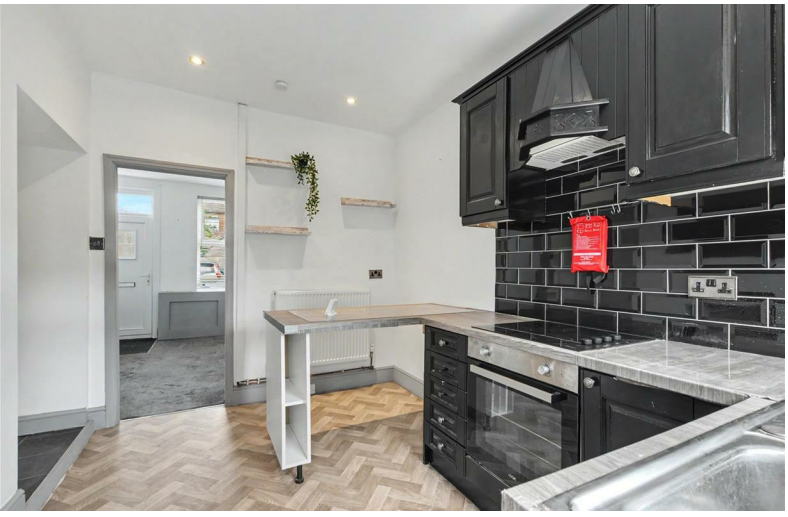
Robert Ellis

look no further. . .







The Orchards
Gedling, Nottingham NG4 3HB

Beautifully modernised Victorian one bedroom terraced home with a versatile loft room, tucked away on a peaceful cul-de-sac in the ever-popular Gedling Village.

Offers In Excess Of



Early viewing is strongly recommended to appreciate this deceptively spacious and charming home, which benefits from a loft room accessed via a spiral staircase — ideal as a second bedroom, home office, gym or hobby room — and is highlighted early as a key feature of the property.

Set on The Orchards, this cute Victorian terrace has been lovingly updated throughout while retaining its character. The property enjoys off-road parking, UPVC windows and doors, and stunning French-style shutters that add instant kerb appeal and charm.

You enter the home into a welcoming lounge, freshly decorated and fitted with new carpets, twin radiators, a chimney breast with wall-mounted television, creating a warm and comfortable living space.

To the rear is a stylish kitchen diner, fully revamped and finished with new flooring. The kitchen offers an excellent range of units and generous preparation space, a breakfast bar, oven and hob, washer and dryer, and space for a double fridge freezer. A rear door provides access to the garden while also offering pleasant views over it — perfect for everyday living and entertaining alike.

The first floor hosts the principal double bedroom, immaculately presented, newly decorated, warm and cosy, and complete with a wall-mounted television. Also on this level is a four-piece bathroom suite, comprising a single shower enclosure, large bath, WC, and sink with vanity unit. The bathroom also provides access to the heat pump boiler, approximately one year old, contributing to an impressive EPC rating of C, making this home particularly appealing to first-time buyers and landlords.

From the first floor, a spiral staircase leads to the standout loft room — a fully usable and versatile space with standing height, central heating, excellent lighting, and two Velux windows. Beautifully decorated, this room works perfectly as a second bedroom, home office, or home gym, and adds valuable flexibility to the property.

Externally, the property enjoys a private rear garden, generous for a terraced home and ideal for relaxing or entertaining.

Situated close to local amenities, Gedling Country Park, Colwick Lakes, Victoria Retail Park, and Gedling Main Street, the location also offers excellent bus routes, access to schools, nearby countryside, and easy links into the city centre.

A charming, efficient, and versatile home in a sought-after village location — early viewing is essential.





Lounge
12'1" x 12'1" approx (3.7 x 3.7 approx)
UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, carpeted flooring, two wall mounted radiators, fireplace, internal glazed door leading through to the kitchen.

Kitchen
8'10" x 12'9" approx (2.7 x 3.9 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, oven with induction hob over and extractor hood above, breakfast bar, space and point for a fridge freezer, wall mounted radiator, recessed spotlights to the ceiling, space and plumbing for a washing machine, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, door giving access to the staircase to the first floor landing.

First Floor Landing
Carpeted flooring, stained glass window to the rear elevation, wall mounted radiator, doorway giving access to the spiral staircase leading to bedroom two, doors leading off to:

Bedroom One
10'9" x 12'1" approx (3.3 x 3.7 approx)
UPVC double glazed window to the front elevation, built-in wardrobes, wall mounted radiator, carpeted flooring.

Bathroom
12'9" x 11'5" approx (3.9 x 3.5 approx)
UPVC double glazed window to the rear elevation, built-in storage, panelled bath with swan neck mixer tap, WC, handwash basin with swan neck mixer tap over, heated towel rail, shower cubicle with electric shower over.

Bedroom Two
16'0" x 15'5" approx (4.9 x 4.7 approx)
Two Velux windows to the front elevation, laminate flooring, storage to the eaves, recessed spotlights to the ceiling, wall mounted radiator.

Outside

Rear of Property
To the rear of the property there is an enclosed rear garden being mainly paved patio for ease of maintenance, air source heat pump, outdoor store fencing to the boundaries, gated access either side.

Front of Property
To the front of the property there is parking.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 9mbps 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



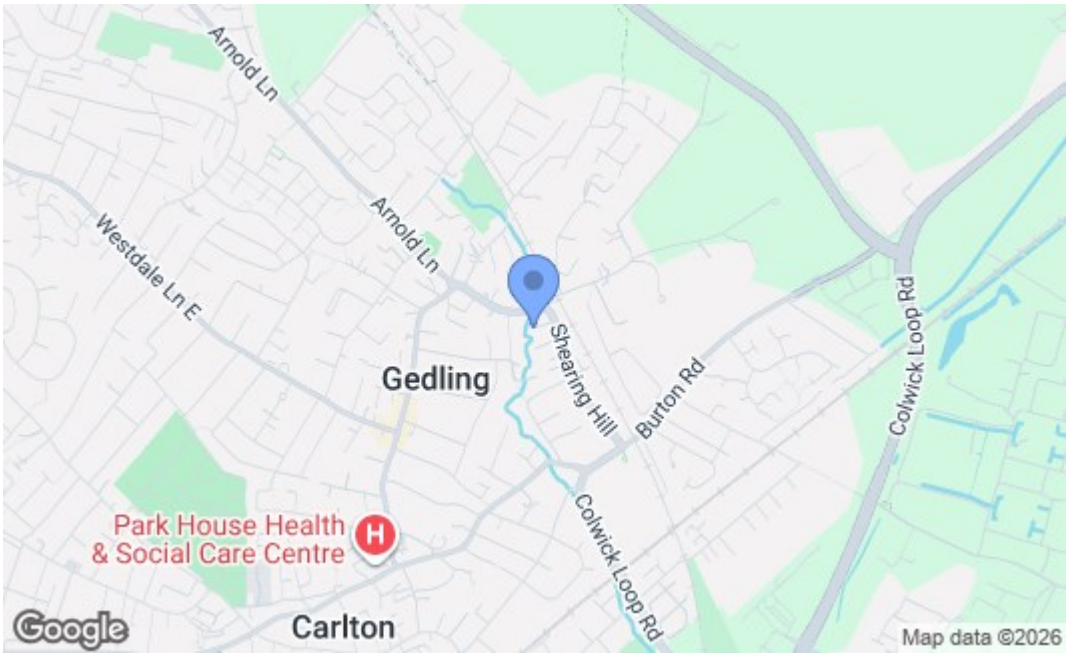


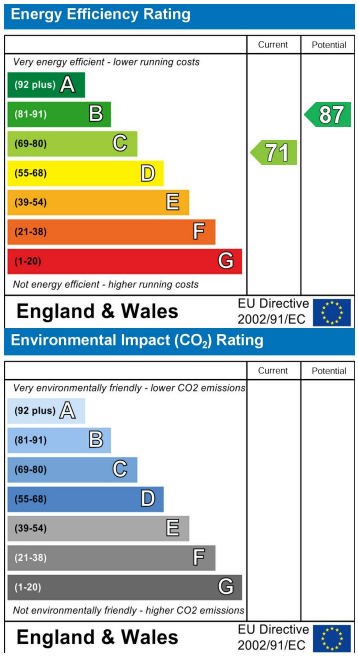












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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