Robert Ellis

look no further. . .

Hopwood Road
Gedling, Nottingham NG4 4NA

A WELL PRESENTED FOUR BEDROOM
DETACHED FAMILY HOME FOR SALE !

Guide Price £325,000 Freehold

GUIDE PRICE £325,000 - £340,000

Situated in the sought-after area of Gedling, Nottingham, this well-presented four-bedroom detached family home offers comfortable and versatile living, ideal for growing families. Located close to well-regarded schools, local shops, and convenient bus links, the property benefits from a quiet yet accessible setting.

Upon entering the property, you are welcomed into a bright and spacious entrance hall, giving access to a downstairs WC and a modern kitchen diner – perfect for family meals and entertaining. Flowing through from the kitchen is a generous lounge, featuring French doors that open out to the rear garden, creating a lovely indoor-outdoor feel.

Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with en-suite shower room, as well as a contemporary family bathroom.

To the rear, there is a low-maintenance garden, offering the perfect space to relax or entertain. There is also access to a versatile workshop, which was previously the carport, ideal for storage or hobbies.

To the front of the property, there is a driveway providing off-street parking and a neatly maintained front garden.

Don't miss out on the opportunity to make this fantastic family home yours – early viewing is highly recommended!

Entrance Hallway
Composite entrance door to the front elevation giving access to the entrance hallway comprising laminate floor covering, wall mounted radiator, staircase to the first floor landing, doors leading off to:

Downstairs WC
3'2" x 4'6" approx (0.99 x 1.38 approx)
Tiled flooring, WC, UPVC double glazed window to the front elevation, wall mounted radiator, handwash basin with mixer tap, tiled splashbacks.

Kitchen Diner
13'4" x 11'6" approx (4.08 x 3.52 approx)
Tiled flooring, UPVC double glazed window to the front elevation, a range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, space and plumbing for a washing machine, electric oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer, wall mounted radiator.

Lounge
11'8" x 14'8" approx (3.56 x 4.48 approx)
UPVC double glazed French doors leading to the rear garden, wall mounted radiator, under stairs cupboard, TV point, laminate floor covering.

First Floor Landing
Laminate floor covering, access to the loft, doors leading off to:

Bedroom One
10'7" x 14'3" approx (3.23 x 4.35 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, door to en-suite.

En-Suite
8'5" x 5'7" approx (2.59 x 1.71 approx)
UPVC double glazed window to the rear elevation, shower cubicle with mains fed shower over, tiled splashbacks, WC, handwash basin with mixer tap, wall mounted radiator.

Bedroom Two
9'6" x 14'4" approx (2.90 x 4.38 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, storage cupboard.

Family Bathroom
5'4" x 7'8" approx (1.64 x 2.35 approx)
Tiled flooring, UPVC double glazed window to the side elevation, wall mounted radiator, handwash basin with mixer tap, WC, bath with mains fed shower over.

Bedroom Three
8'4" x 9'9" approx (2.55 x 2.98 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate floor covering.

Bedroom Four
6'5" x 8'0" approx (1.98 x 2.44 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate floor covering.

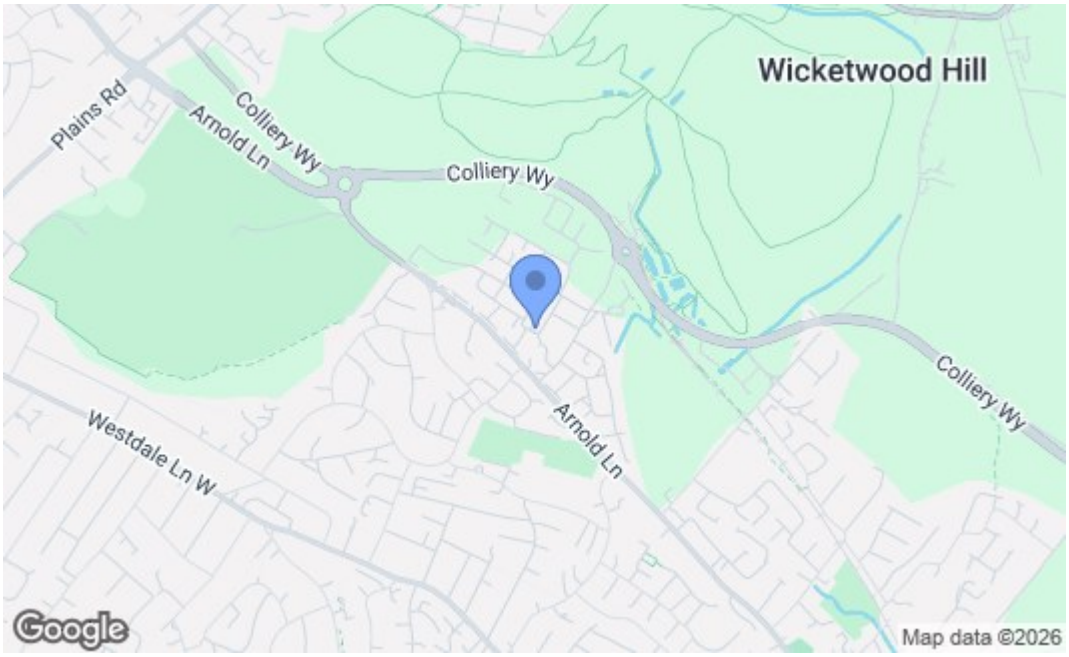
Outside

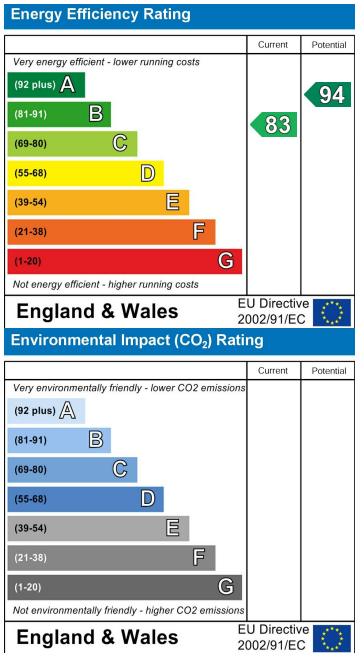
Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, artificial lawn, flowerbeds, fenced and walled boundaries, access to the workshop.

Workshop
Access door to the side and front elevations.

Front of Property
To the front of the property there is a driveway providing off the road parking, giving access to the carport, front lawned garden.

Agents Notes: Additional Information
Council Tax Band: D
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





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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