



Horsley Lane,  
Gedling, Nottingham  
NG4 4LP

**£340,000 Freehold**





**\*\* IDEAL FAMILY HOME \*\* MUST VIEW \*\***

Robert Ellis Estate Agents are proud to offer to the market this IMMACULATE FOUR BEDROOM, DETACHED HOME SITUATED ON A CORNER PLOT IN GEDLING, NOTTINGHAM.

Situated in Gedling on a modern development offering excellent links to surrounding areas giving access to a wealth of nearby amenities; including shops, schools, public transport links, and recreational facilities, including Gedling Country Park.

The property has been much improved by the current owner, with a refitted En-suite, Refitted ground floor cloakroom, and landscaped garden. A viewing is recommended.

Upon entry you are welcomed by the hallway which offers access to the refitted W/C, Open plan kitchen diner with fitted units, appliances, and a separate Utility room with an additional under-the-stairs storage room. Off the Hallway is also the dual aspect with views to the front elevation and French doors to the rear creating a bright and open feel.

Stairs leading to the landing, first double bedroom with refitted En-suite shower room, second bedroom, third bedroom, fourth bedroom with built-in storage/office furniture, and family bathroom with a three-piece suite.

The home also benefits from a driveway for at least two cars with a larger-than-average single garage.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION, and CONDITION of this FANTASTIC OPPORTUNITY- Contact the office to arrange your viewing. Selling with NO UPWARD CHAIN.



### Entrance Hallway

6'5 x 17'02 approx (1.96m x 5.23m approx)

Modern double glazed composite door to the front elevation. Wall mounted radiators. Alarm control panel. Recessed ceiling spotlights. Staircase leading to the First Floor Landing.

### Ground Floor Cloak Room

5'04 x 3'03 approx (1.63m x 0.99m approx)

Tiled flooring. Tiled walls. Ceiling light point. Wall mounted radiator. Pedestal vanity wash hand basin. Low level flush W/C. Extractor unit.

### Kitchen Diner

22'3 x 8'06 approx (6.78m x 2.59m approx)

This dual aspect dining kitchen benefits from having a range of matching contemporary wall and base units incorporating laminate worksurfaces over. Floor to ceiling UPVC double glazed window to the front elevation. UPVC double glazed window to the rear elevation. 1.5 bowl stainless steel sink with dual heat tap above. Integrated double oven. Ceramic hob. Linoleum flooring. Tiled splashbacks. Recessed ceiling spotlights. 2 x wall mounted radiators. Space and point for freestanding dishwasher. Space and point for American style fridge freezer. Access into Utility Room

### Utility Room

6'03 x 5'05 approx (1.91m x 1.65m approx)

Range of matching wall and base units with laminate worksurfaces over. 1.5 bowl stainless steel sink with dual heat tap above. Space and plumbing for automatic washing machine. Linoleum flooring. Wall mounted double radiator. Ideal gas central combination boiler housed within matching cupboard. Ceiling light point. Extractor unit. UPVC double glazed door leading to enclosed rear garden. Access to under stairs storage cupboard with light & power.

### Lounge

22'03 x 11'05 approx (6.78m x 3.48m approx)

This dual aspect benefits from having floor to ceiling UPVC double glazed window to the front elevation. Double glazed French patio doors leading to enclosed rear garden. Ceiling light points. Wall mounted double radiator.

### First Floor Landing

Recessed ceiling spotlights. Wall mounted radiator. Loft access hatch. Access into Bedroom 1, 2, 3, 4, Family Bathroom and Storage cupboard.

### Bedroom 1

13' x 11'08 approx (3.96m x 3.56m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Access to En Suite Shower Room

### En Suite Shower Room

6'05 x 5'05 approx (1.96m x 1.65m approx)

The refitted en suite shower room benefits from having a walk-in shower enclosure incorporating mains fed rainwater shower head attachment above. Pedestal wash hand basin. Low level flush W/C. Heated vertical towel rail. Tiled flooring. Tiled walls. Ceiling light point. Extractor unit. UPVC double glazed window to the rear elevation.

### Bedroom 2

13' x 8'08 approx (3.96m x 2.64m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

### Bedroom 3

8'08 x 8'11 approx (2.64m x 2.72m approx)

UPVC double glazed window to the front elevation. Wall mounted radiator. Ceiling light point.

### Bedroom 4

8'11 x 8'07 approx (2.72m x 2.62m approx)

UPVC double glazed window to the front elevation. LVT flooring. Wall mounted radiator. Ceiling light point. Range of built-in base units with worksurfaces over, additional storage cupboards below. Built-in wardrobe with shelving.

### Family Bathroom

6'10 x 5'09 approx (2.08m x 1.75m approx)

UPVC double glazed window to the front elevation. Modern white 3 piece suite comprising of a panel bath with mixer shower attachment over, pedestal wash hand basin and low level flush W/C. Chrome heated towel rail. Tiled flooring. Partially tiled walls. Ceiling light point. Extractor fan

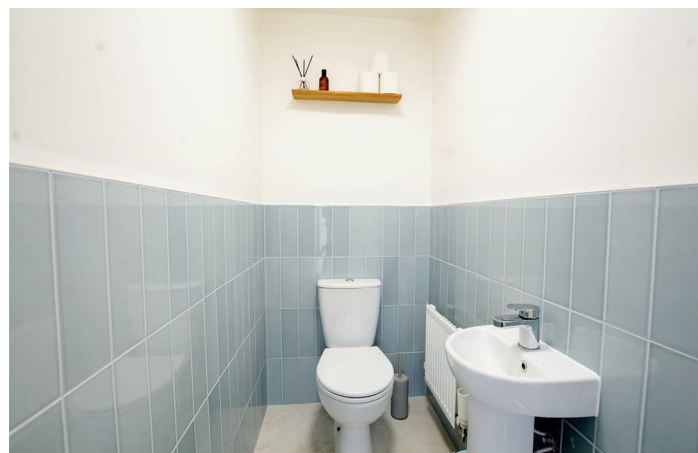
### Rear of Property

To the rear of the property there is a landscaped rear garden incorporating tiered patio area, laid to lawn garden and fencing to the boundaries. Outside lighting. Access to driveway and garage.

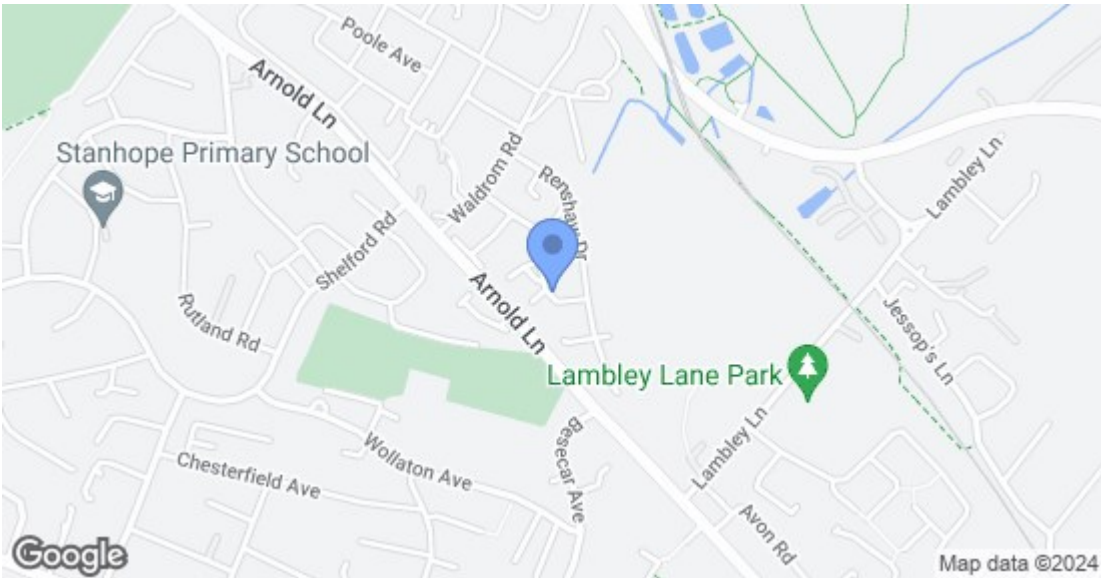
### Council Tax

Local Authority: Gedling

Council Tax band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.