



# £280,000-£290,000

## GUIDE PRICE

CARNARVON GROVE  
GEDLING

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- PRIVATE GARDEN
- POPULAR LOCATION
- EPC E



# Charming Three-Storey Period Home in Sought-After Gedling

THIS DELIGHTFUL PERIOD PROPERTY IS LOCATED IN THE HIGHLY SOUGHT-AFTER AREA OF GEDLING, OFFERING A BLEND OF TRADITIONAL CHARM AND MODERN CONVENIENCE. THE ACCOMMODATION SPANS THREE STOREYS AND BEGINS WITH AN INVITING ENTRANCE LOBBY, WHICH FEATURES CLASSIC TILED FLOORING THAT SETS THE TONE FOR THE CHARACTER OF THE HOME.

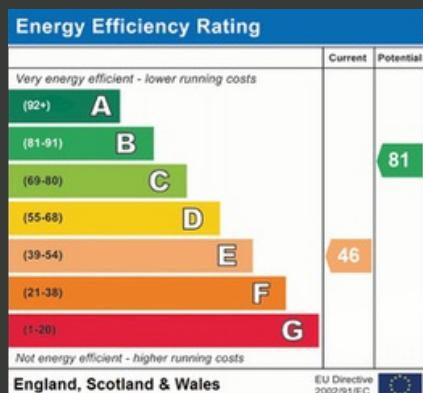
THE GROUND FLOOR INCLUDES TWO RECEPTION ROOMS, PROVIDING FLEXIBLE LIVING SPACES SUITABLE FOR A VARIETY OF NEEDS. THERE IS ALSO A WELL-EQUIPPED KITCHEN AND A UTILITY LEAN-TO WITH PLUMBING FOR A WASHING MACHINE AND ACCESS TO THE REAR GARDEN. THE BAY-FRONTED LIVING ROOM IS A HIGHLIGHT OF THE PROPERTY, SHOWCASING A STUNNING FEATURE FIREPLACE WITH A DECORATIVE SURROUND, ADDING WARMTH AND ELEGANCE TO THE SPACE.

ON THE FIRST FLOOR, WHERE ALL ROOMS FEATURE BEAUTIFUL STRIPPED WOOD FLOORING, YOU'LL FIND TWO SPACIOUS DOUBLE BEDROOMS AND A BATHROOM FITTED WITH A MODERN WHITE SUITE, COMPLETE WITH AN ELECTRIC SHOWER OVER THE BATH. STAIRS LEAD TO THE SECOND FLOOR, WHICH IS OCCUPIED BY A THIRD DOUBLE BEDROOM WITH CONVENIENT EAVES STORAGE, OFFERING A COZY AND PRIVATE RETREAT.

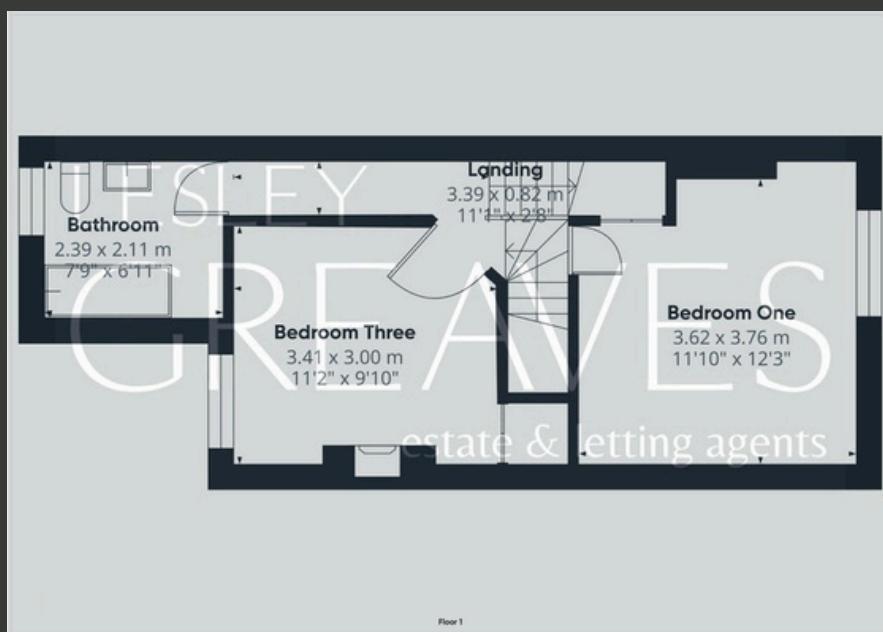
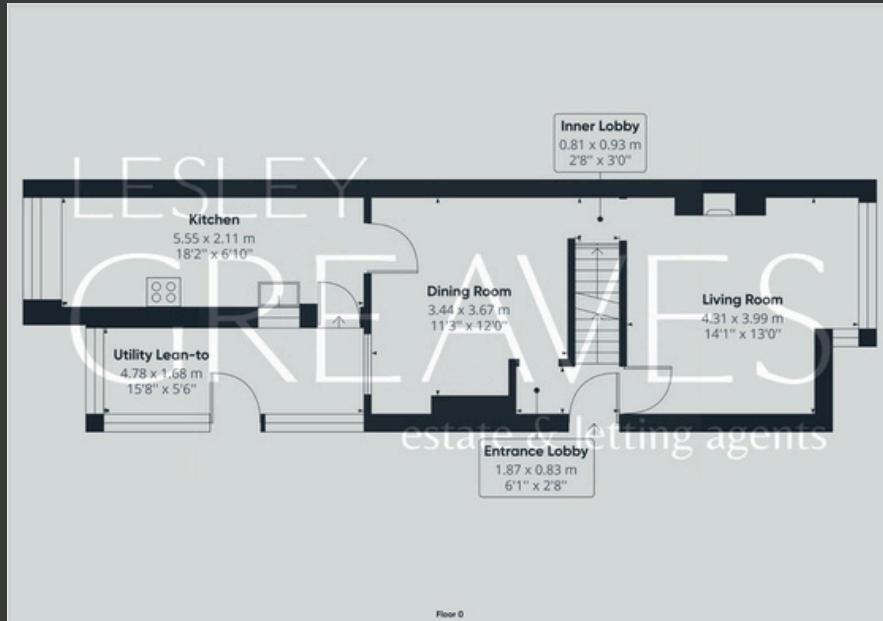
OUTSIDE, THE PROPERTY HAS A WALLED FRONT GARDEN WITH PEDESTRIAN ACCESS TO THE FRONT DOOR, WHICH IS ADORNED BY A CHARMING CANOPY HOOD. TO THE REAR, A GATED GARDEN PROVIDES A TRANQUIL OUTDOOR SPACE WITH A PATIO, WELL-TENDED BORDERS, A LAWN, AND A SUMMER HOUSE-PERFECT FOR RELAXATION OR ENTERTAINING.

GEDLING IS A POPULAR AND WELL-ESTABLISHED RESIDENTIAL AREA KNOWN FOR ITS EXCELLENT SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT LINKS, AND LEISURE FACILITIES. IT IS ALSO HOME TO THE RENOWNED GEDLING COUNTRY PARK, WHICH OFFERS SCENIC TRAILS, A PLAY AREA, AND A CAFÉ, MAKING IT AN IDEAL LOCATION FOR FAMILIES AND OUTDOOR ENTHUSIASTS ALIKE.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 102 SQ METERS







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