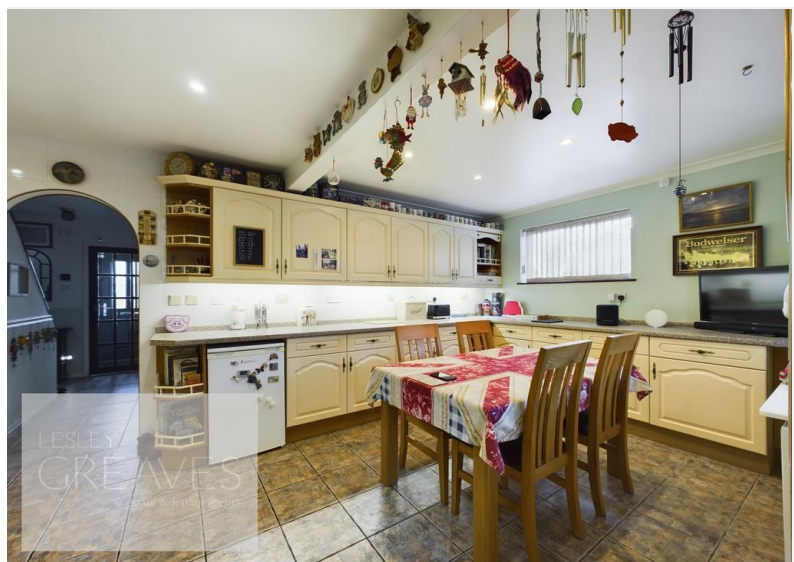


Guide Price £300,000-£325,000

Beverley Gardens, Gedling, Nottingham NG4 3LF

EPC Rating C



Well presented detached family home located in a cul-de-sac position and benefitting from solar panels. In brief, to the ground floor is a porch, entrance hallway with stairs to the first floor and under stair storage. The living room at the front has a focal living flame gas fireplace, the kitchen diner offers a good size social space with a fitted double oven, gas hob and extractor hood. There are under counter spaces for a couple of appliances and a doorway leading to a utility room fitted with a sink, further fitted units, spaces for an under counter washing machine and dryer. The downstairs WC with wash hand basin and a sun room to the rear with a door onto the rear garden completes the ground floor accommodation. To the first floor is the landing with built in storage cupboards, one housing the combination boiler (fitted Nov 2022) and access to the boarded loft via a pull down ladder. There are three bedrooms with fitted wardrobes and built in storage cupboard to bedroom one. The four piece bathroom has both a bath and a separate shower cubicle, mains fed.

The property occupies a corner plot with low maintenance front gravelled gardens to the front and two driveways, one proving access to the detached garage which has power, light and a personnel door. The rear garden has been landscaped with lawn, raised borders and paved patio.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold
- Council tax band C

PORCH 6' 6" x 2' 1" (1.98m x 0.64m)

ENTRANCE HALL 10' 1" x 6' 5" maximum (3.07m x 1.96m)

LIVING ROOM 13' 6" x 11' 11" into recess (4.11m x 3.63m)

KITCHEN/DINER 18' 8" x 9' 10" (5.69m x 3m)

UTILITY ROOM 9' 10" x 9' 1" L shape, maximum measurements(3m x 2.77m)

WC 5' 5" x 2' 6" (1.65m x 0.76m)

SUN ROOM 10' 2" x 8' 0" (3.1m x 2.44m)

BEDROOM ONE 11' 6" x 11' 0" plus cupboard recess (3.51m x 3.35m)

BEDROOM TWO 11' 11" into recess x 10' 2" (3.63m x 3.1m)

BEDROOM THREE 8' 4" x 7' 7" (2.54m x 2.31m)

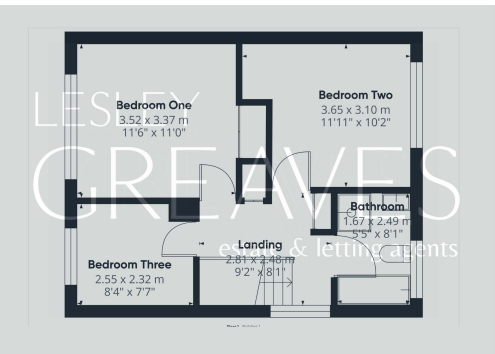
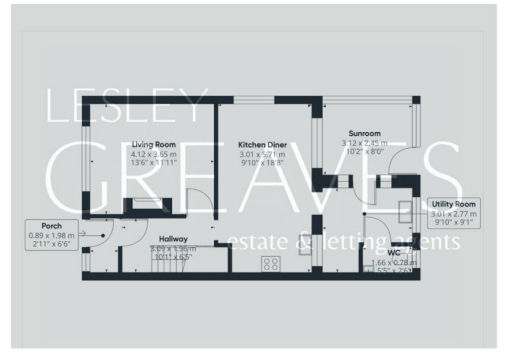
BATHROOM 8' 1" x 5' 5" (2.46m x 1.65m)

GARAGE 18' 1" x 10' 1" (5.51m x 3.07m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOCAL AUTHORITY: Gedling Borough Council

COUNCIL TAX BAND: C

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 57 73 186 | VAT Number: 917862296

