



LESLEY  
GREAVES  
Estate Agents



# £450,000

Guide Price

WAVERLEY AVENUE  
GEDLING

- DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN/DINER
- UTILITY ROOM
- CONSERVATORY
- DRIVEWAY
- EPC D



## Well Presented Bay-Fronted Family Home

THIS STUNNING DETACHED BAY-FRONTED FAMILY HOME PERFECTLY COMBINES TIMELESS DESIGN WITH MODERN LIVING. UPON ENTERING, YOU'RE GREETED BY A SPACIOUS HALLWAY WITH ELEGANT TILED FLOORING, PROVIDING ACCESS TO ALL GROUND-FLOOR ROOMS AND THE STAIRCASE TO THE FIRST FLOOR.

THE BAY-FRONTED LIVING ROOM HAS A WARM AND INVITING FEEL, WITH A CHARMING LOG BURNER PLACED IN A TRADITIONAL HEARTH. THE OPEN-PLAN KITCHEN AND DINING AREA IS BEAUTIFULLY DESIGNED WITH SHAKER-STYLE CABINETRY AND BOASTS MODERN APPLIANCES, INCLUDING AN INTEGRATED DISHWASHER, UNDER-COUNTER FRIDGE AND FREEZER, A WINE COOLER, AND A RANGE COOKER. A CONVENIENT UTILITY ROOM OFFERS ADDITIONAL SPACE FOR A WASHING MACHINE. THE DINING AREA FLOWS SEAMLESSLY INTO A BRIGHT CONSERVATORY, PROVIDING ACCESS TO THE REAR GARDEN.

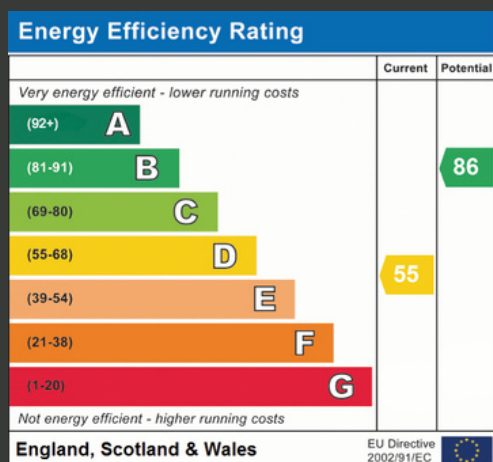
UPSTAIRS, THERE ARE THREE GENEROUSLY SIZED BEDROOMS, ALONG WITH A CONTEMPORARY FAMILY BATHROOM THAT INCLUDES A FREESTANDING BATH AND A SEPARATE SHOWER CUBICLE, OFFERING BOTH LUXURY AND PRACTICALITY.

OUTSIDE, THE FRONT OF THE PROPERTY FEATURES A GRAVELED DRIVEWAY, WHILE THE REAR GARDEN IS A TRUE RETREAT, COMPLETE WITH A LAWN, DECKING AREA, PATIO, PLAY AREA, AND A SHED.

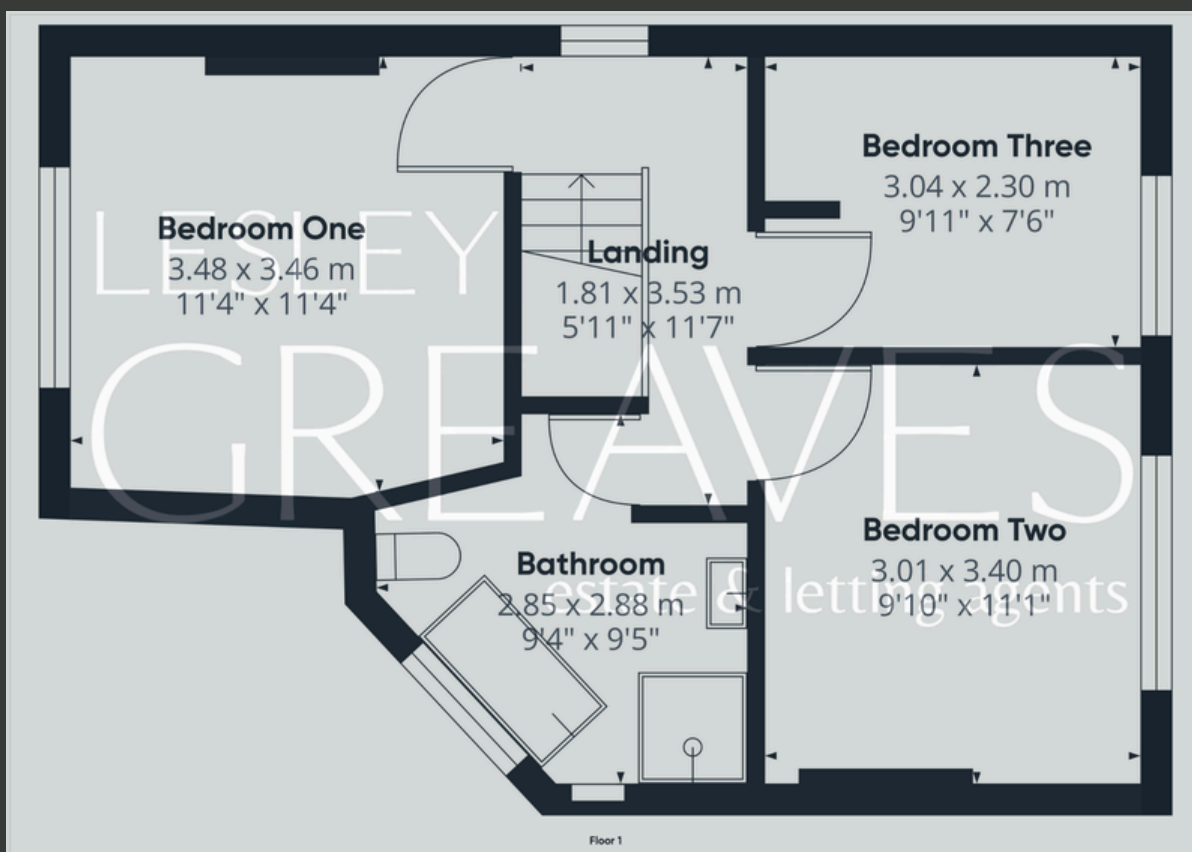
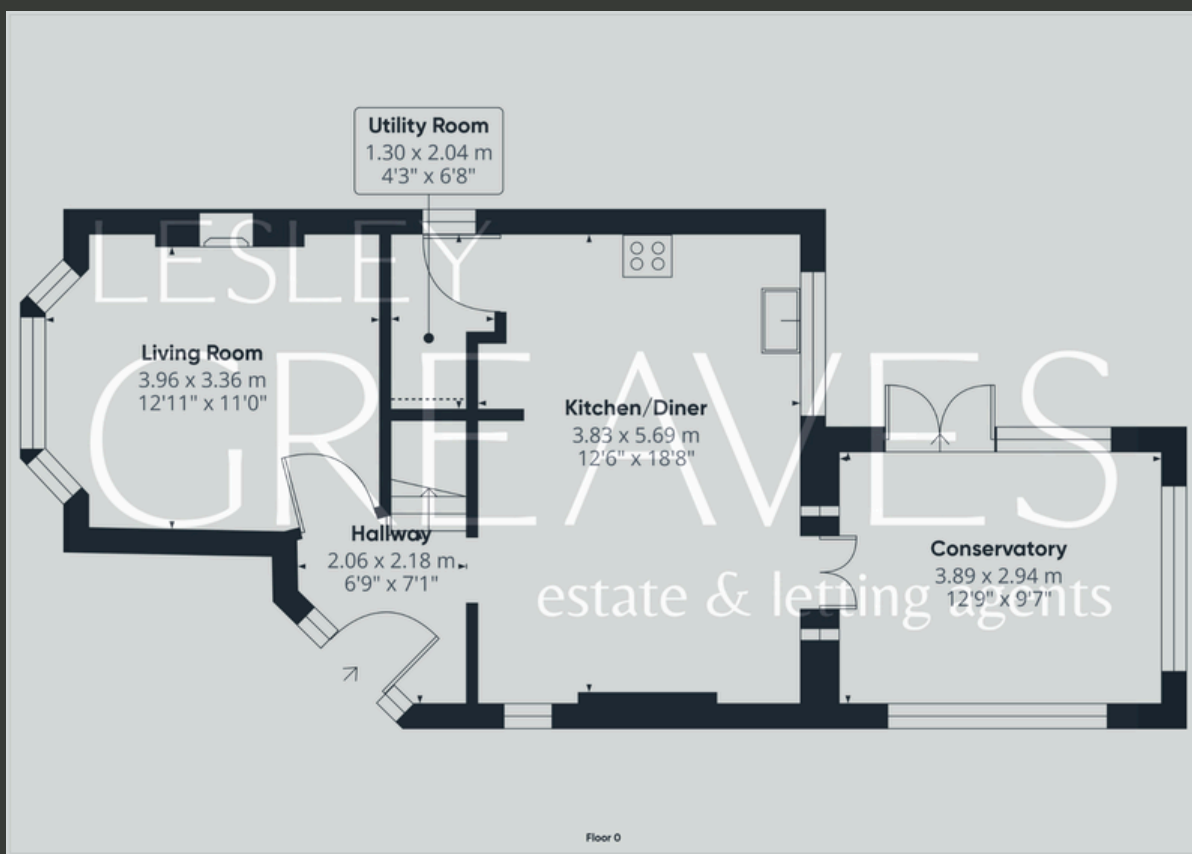
SITUATED IN THE HIGHLY SOUGHT-AFTER GEDLING AREA, THIS HOME IS CONVENIENTLY LOCATED NEAR REPUTABLE SCHOOLS, LOCAL SHOPS, PUBS, RESTAURANTS, AND PUBLIC TRANSPORT LINKS. GEDLING'S RENOWNED COUNTRY PARK, WITH ITS PLAY AREAS AND CAFÉ, IS ALSO WITHIN EASY REACH, PROVIDING A FANTASTIC SPACE FOR OUTDOOR ACTIVITIES.

VIEWINGS ARE ESSENTIAL TO FULLY APPRECIATE THE CHARM AND QUALITY OF THIS EXCEPTIONAL FAMILY HOME.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 85 SQ METERS







## Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk