



£260,000-£270,000

Guide Price

HIGH HAZLES CLOSE
GEDLING



- WELL PRESENTED SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE/DINER
- DOWNSTAIRS WC
- ENCLOSED GARDEN
- DRIVEWAY PARKING
- EPC D



Three-Bedroom Semi-Detached Home in Sought-After Gedling

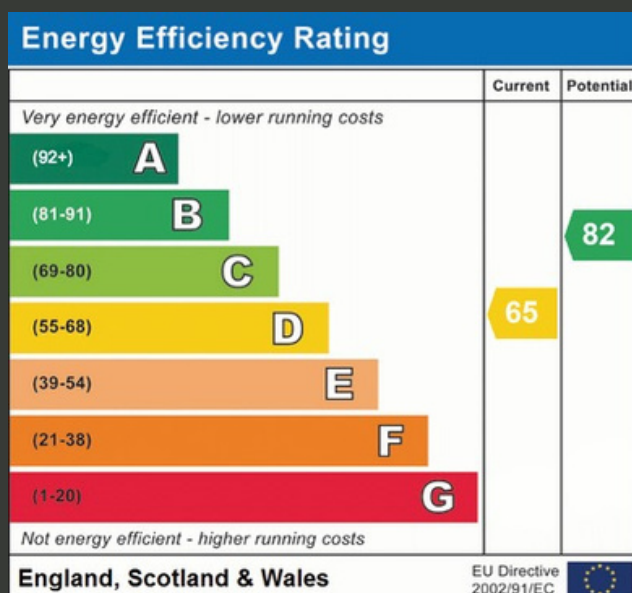
THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, SITUATED IN THE HIGHLY DESIRABLE AREA OF GEDLING. PERFECT FOR FIRST-TIME BUYERS OR GROWING FAMILIES, THIS PROPERTY COMBINES MODERN COMFORT WITH PRACTICALITY. LOCATED CLOSE TO LOCAL AMENITIES, REPUTABLE SCHOOLS, AND OFFERING EXCELLENT TRANSPORT LINKS, IT PROVIDES AN IDEAL SETTING FOR A CONVENIENT AND BALANCED LIFESTYLE.

THE WELCOMING ENTRANCE HALL, COMPLETE WITH BUILT-IN STORAGE, FLOWS SEAMLESSLY INTO THE MAIN HALLWAY, WHICH PROVIDES ACCESS TO A CONTEMPORARY KITCHEN EQUIPPED WITH AMPLE STORAGE AND SPACE FOR APPLIANCES. THE PROPERTY BENEFITS FROM DOUBLE GLAZING THROUGHOUT, ENSURING COMFORT AND ENERGY EFFICIENCY. A DOWNSTAIRS WC ADDS PRACTICALITY, WHILE THE SPACIOUS LOUNGE/DINING ROOM, FEATURING BI-FOLD DOORS, OPENS DIRECTLY ONTO THE REAR GARDEN, CREATING A PERFECT SPACE FOR INDOOR-OUTDOOR LIVING.

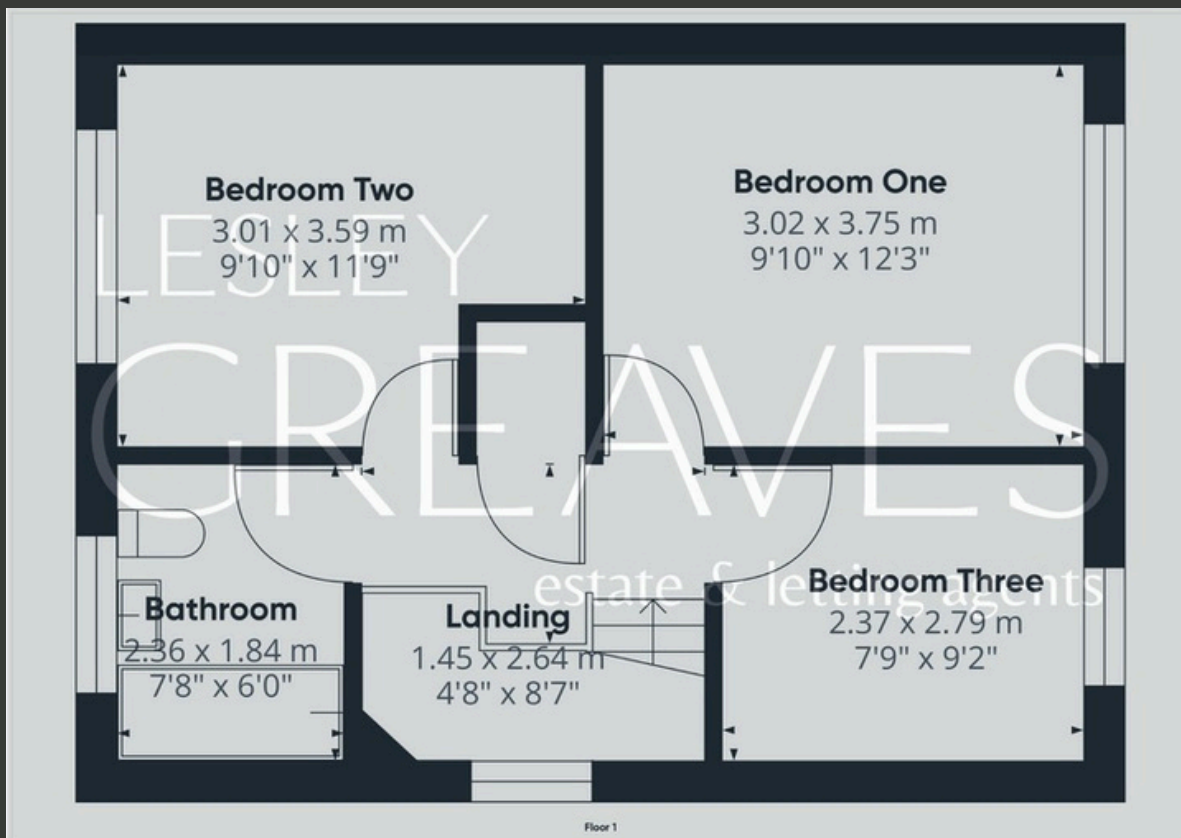
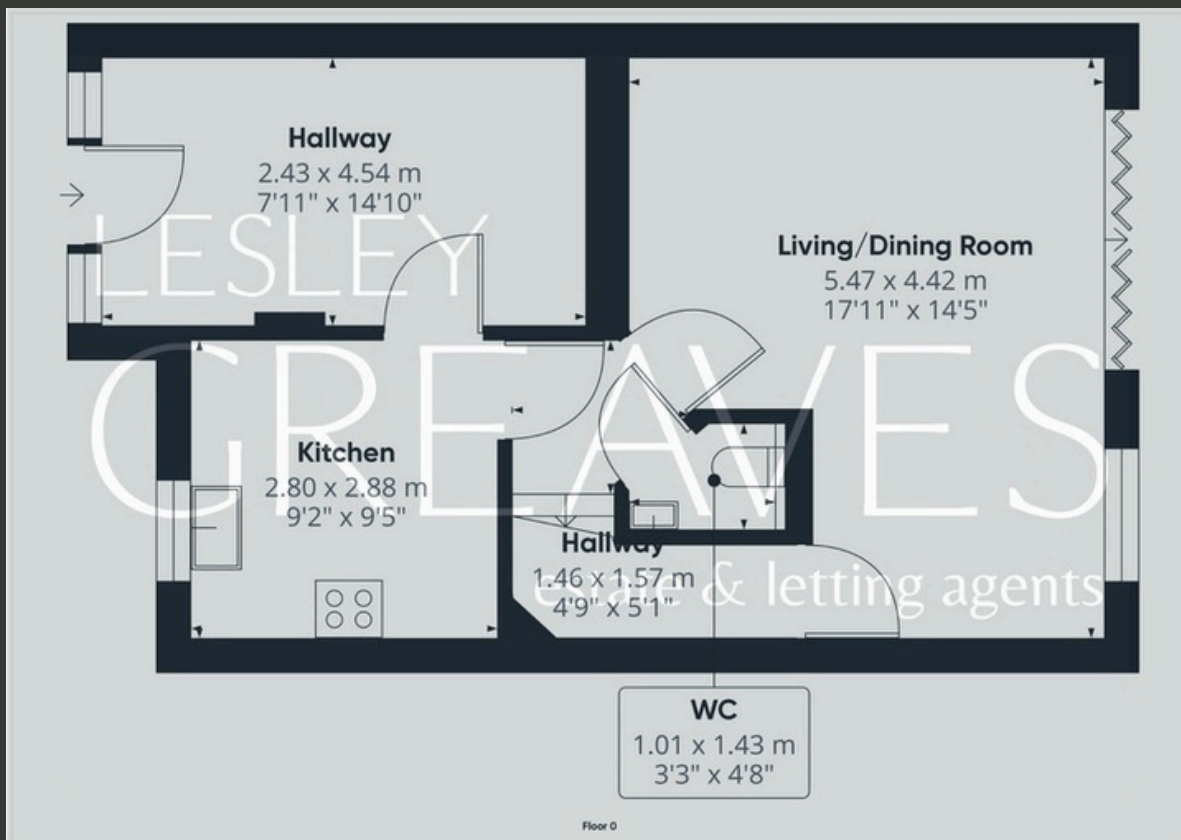
UPSTAIRS, THE LANDING, WHICH INCLUDES BUILT-IN STORAGE, LEADS TO THREE GENEROUSLY SIZED BEDROOMS AND A SLEEK, MODERN FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BOASTS A SIZEABLE REAR GARDEN WITH A PATIO AREA AND LAWN, IDEAL FOR OUTDOOR DINING, ENTERTAINING, OR RELAXATION. A PRIVATE DRIVEWAY PROVIDES OFF-STREET PARKING FOR TWO VEHICLES, ENHANCING THE HOME'S CONVENIENCE.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 75 SQ METERS







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