

Emma Terry Homes

moving made personal



16 Shearing Close

Gedling, Nottingham, NG4 3GJ

Asking price £165,000



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Situated in a popular residential location in Gedling, this well-presented two-bedroom ground floor maisonette offers spacious accommodation, a private outdoor terrace and the added benefit of a garage, making it an ideal first-time purchase, investment or home for those looking to downsize.

The accommodation comprises a welcoming entrance hall, a generous lounge, a fitted kitchen, two well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a private terrace which has been thoughtfully utilised to create a wonderful low-maintenance outdoor space, perfect for relaxing, dining or entertaining. In addition, the property benefits from a garage, providing excellent storage or secure parking.

Conveniently located close to a range of local amenities, schools, transport links and Gedling Country Park, this fantastic home offers comfortable living in a well-connected location.

ENTRANCE HALL

Entrance door to property, doors through to Kitchen, Living room, Bedroom 1 and 2 and Bathroom.

KITCHEN

13'10" x 7'4" (4.22 x 2.26)

A variety of wall and base units, sink with mixer tap, built-in oven and induction hob with extractor fan, space for fridge/freezer, washing machine and dishwasher, a central heating radiator and UPVC double glazed window to side.

LIVING ROOM

16'8" x 10'1" (5.10 x 3.08)

A central heating radiator and UPVC half glazed French doors to side.

BEDROOM 1

11'5" x 13'3" (3.49 x 4.04)

A central heating radiator, built-in storage cupboard and UPVC double glazed window to side.

BEDROOM 2

9'3" x 9'2" (2.84 x 2.80)

A central heating radiator, built-in storage cupboard and UPVC double glazed window to side.

BATHROOM

Low level flush WC, wash hand basin with mixer tap, sit in bath with mixer tap and electric shower over, a heated towel rail and UPVC double glazed obscure window to front.

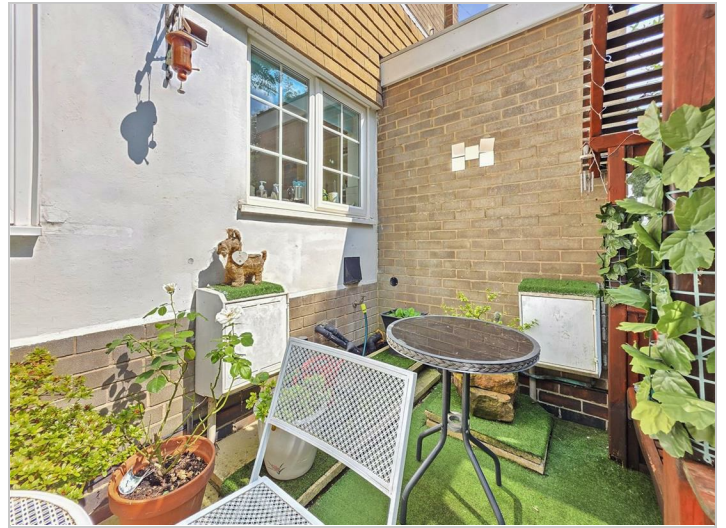
OUTSIDE

Outside, the property benefits from a private terrace which has been thoughtfully designed and fully utilised to create a delightful low-maintenance outdoor space, perfect for relaxing, al fresco dining or entertaining guests. The property also benefits from a garage, providing secure parking or excellent additional storage.









A map snippet from Google Maps showing a location marked with an orange pin. The pin is located on Brooklands Dr, near the intersection with Shearing Hill. Coronation Walk is also visible on the map. The map data is dated ©2026.

An aerial photograph of the Gedling area in Nottingham. A red pin is placed on Leaning Hill. The map shows roads including Arnold Ln, Burton Rd, and Gedling Rd. The text 'Gedling' is prominently displayed in the center-left. At the bottom, there is a small logo and the text 'bus, Landsat / Copernicus, Maxar Technologies'.

Living Room
5.10 x 3.08m

Bedroom One
3.49 x 4.04m

Bedroom Two
2.84 x 2.80m

Kitchen
4.22 x 2.26m

Bathroom
2.00 x 1.50m

Hallway

Store (multiple locations)

Under-stair Store

Area: 60.0 m²

All measurements are approximate and for display purposes only.

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Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this
property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	EU Directive

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