





£500,000-£550,00

GUIDE PRICE

BURTON ROAD
GEDLING

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- GARAGE AND DRIVEWAY
- EPC E







Spacious Four-Bedroom Detached Family Home With Generous Plot

THIS SUBSTANTIAL FOUR-BEDROOM DETACHED HOME OFFERS AN EXCEPTIONAL AMOUNT OF VERSATILE LIVING SPACE, MAKING IT AN IDEAL CHOICE FOR GROWING FAMILIES. OCCUPYING A GENEROUS PLOT IN THE POPULAR LOCATION OF GEDLING, THE PROPERTY IS CONVENIENTLY PLACED FOR A RANGE OF LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS.

THE ACCOMMODATION BEGINS WITH AN ENTRANCE PORCH OPENING INTO A SPACIOUS HALLWAY, WHICH PROVIDES ACCESS TO THE PRINCIPAL GROUND FLOOR ROOMS AND A USEFUL WC.

TO THE FRONT OF THE PROPERTY IS AN IMPRESSIVE RECEPTION ROOM FEATURING A BAY WINDOW AND FEATURE FIREPLACE, CREATING A COMFORTABLE AND INVITING LIVING SPACE. A FURTHER LIVING ROOM PROVIDES ADDITIONAL RECEPTION SPACE AND FLOWS THROUGH TO THE DINING AREA, OFFERING PLENTY OF ROOM FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING.

THE KITCHEN IS FUNCTIONAL BUT WOULD BENEFIT FROM SOME UPDATING TO SUIT MODERN TASTES. THE KITCHEN LEADS THROUGH TO A SEPARATE UTILITY ROOM, WHICH PROVIDES ACCESS TO THE GARAGE, WHILE AN ADDITIONAL LAUNDRY ROOM OFFERS FURTHER PRACTICAL SPACE AND STORAGE.

TO THE FIRST FLOOR, THE GENEROUS LANDING PROVIDES ACCESS TO FOUR WELL-PROPORTIONED BEDROOMS. THE MASTER BEDROOM IS PARTICULARLY SPACIOUS AND BENEFITS FROM A BAY WINDOW, WHILE THE REMAINING BEDROOMS OFFER EXCELLENT FLEXIBILITY FOR FAMILY MEMBERS OR THOSE REQUIRING A HOME OFFICE. COMPLETING THE FIRST-FLOOR ACCOMMODATION IS THE FAMILY BATHROOM.

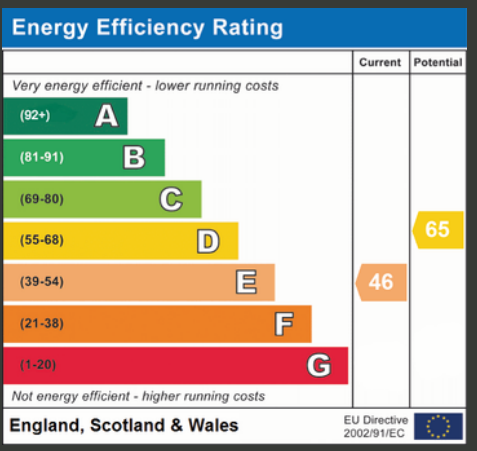
EXTERNALLY, THE PROPERTY OCCUPIES A PARTICULARLY GENEROUS PLOT, OFFERING CONSIDERABLE OUTDOOR SPACE WITH PLENTY OF POTENTIAL FOR A PURCHASER TO CREATE A FANTASTIC FAMILY GARDEN. A DRIVEWAY PROVIDES OFF-ROAD PARKING FOR MULTIPLE VEHICLES AND LEADS TO THE GARAGE.

WITH ITS SUBSTANTIAL ACCOMMODATION, GENEROUS PLOT AND VERSATILE LAYOUT, THIS CHARACTERFUL DETACHED HOME OFFERS AN EXCELLENT OPPORTUNITY FOR BUYERS LOOKING FOR A SPACIOUS FAMILY PROPERTY IN A WELL-CONNECTED GEDLING LOCATION.

THE PROPERTY ALSO BENEFITS FROM PLANNING PERMISSION FOR A TWO-STOREY SIDE EXTENSION ABOVE THE CURRENT GARAGE, OFFERING POTENTIAL TO FURTHER EXTEND AND ENHANCE THE EXISTING ACCOMMODATION.

THE PROPERTY ALSO BENEFITS FROM A SUBSTANTIAL LOFT SPACE EXTENDING ACROSS THE FULL FOOTPRINT OF THE HOUSE. THE LOFT WAS PREVIOUSLY USED AS TWO ADDITIONAL BEDROOMS AND A BATHROOM, OFFERING POTENTIAL FOR A PURCHASER WISHING TO EXPLORE CREATING FURTHER ACCOMMODATION. PROSPECTIVE PURCHASERS SHOULD BE AWARE THAT NO PLANNING PERMISSION OR RELEVANT APPROVALS ARE KNOWN TO BE IN PLACE FOR THE PREVIOUS USE OF THIS SPACE AND ANY FUTURE CONVERSION OR USE WOULD BE SUBJECT TO OBTAINING THE NECESSARY CONSENTS AND APPROVALS.

- FREEHOLD
- COUNCIL TAX; BAND F
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 171 SQ METERS




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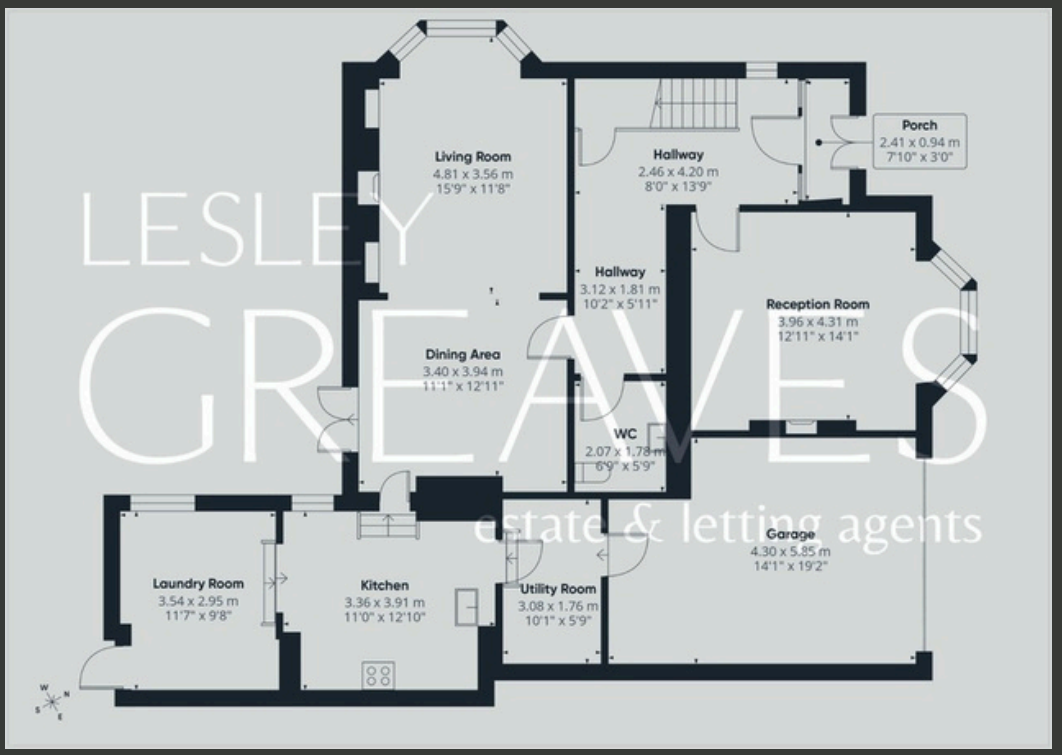

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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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