





£425,000

OFFERS OVER

SAPELE CLOSE
GEDLING



- DETACHED FAMILY HOME
- THREE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- IMPRESSIVE SUNROOM
- CUL-DE-SAC POSITION
- EPC D





Spacious Three-Bedroom Detached Family Home

SET WITHIN A PEACEFUL CUL-DE-SAC IN A HIGHLY SOUGHT-AFTER RESIDENTIAL LOCATION, THIS BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT. IDEALLY POSITIONED CLOSE TO LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS, THE PROPERTY IS PERFECTLY SUITED TO FAMILIES SEEKING FLEXIBLE LIVING SPACE.

UPON ENTERING, A USEFUL ENTRANCE PORCH LEADS INTO THE HALLWAY, PROVIDING ACCESS TO THE MAIN ACCOMMODATION AND STAIRCASE TO THE FIRST FLOOR.

THE SPACIOUS LIVING ROOM OFFERS A BRIGHT AND INVITING SETTING, WITH DOORS OPENING INTO THE IMPRESSIVE SUNROOM, ALLOWING NATURAL LIGHT TO FLOW BETWEEN THE TWO SPACES.

A STANDOUT FEATURE OF THIS HOME IS THE STUNNING SUNROOM, BOASTING A STRIKING VAULTED GLAZED ROOF AND LARGE WINDOWS OVERLOOKING THE REAR GARDEN. THIS EXCEPTIONAL SPACE PROVIDES AMPLE ROOM FOR BOTH LIVING AND DINING FURNITURE, WITH PATIO DOORS OPENING DIRECTLY ONTO THE GARDEN.

THE GENEROUS FITTED KITCHEN OFFERS AN EXTENSIVE RANGE OF WALL AND BASE UNITS, AMPLE WORKTOP SPACE, INTEGRATED OVENS, A GAS HOB WITH EXTRACTOR HOOD AND SPACE FOR ADDITIONAL APPLIANCES. A BREAKFAST BAR PROVIDES ADDITIONAL SEATING, WHILST A DOOR LEADS INTO AN INNER HALLWAY WITH ACCESS TO THE REAR GARDEN.

THE ORIGINAL GARAGE HAS BEEN THOUGHTFULLY CONVERTED TO PROVIDE A USEFUL STORAGE ROOM AND SEPARATE HOME OFFICE, IDEAL FOR THOSE WORKING REMOTELY. A FURTHER RECEPTION ROOM OFFERS EXCELLENT VERSATILITY, WHILST A MODERN SHOWER ROOM COMPLETES THE GROUND FLOOR.

TO THE FIRST FLOOR, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS AND A SHOWER ROOM, PROVIDING COMFORTABLE FAMILY ACCOMMODATION.

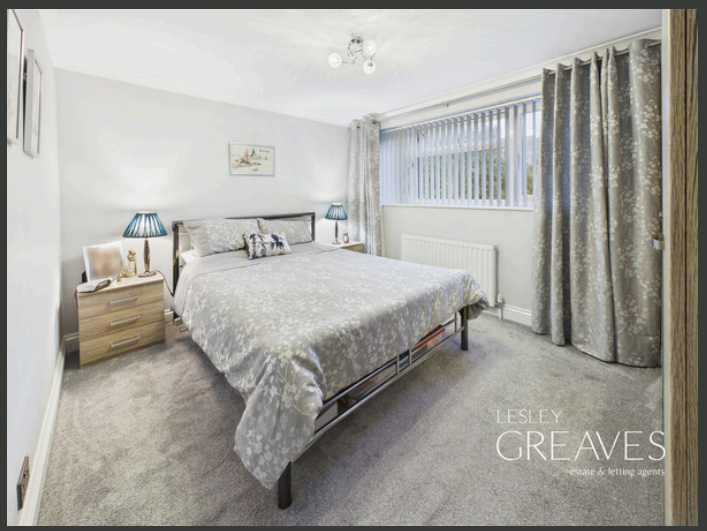
EXTERNALLY, THE PROPERTY BENEFITS FROM A GENEROUS DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING. THE GARDEN ENJOYS ESTABLISHED GREENERY, A USEFUL SHED FOR ADDITIONAL STORAGE AND DESIGNATED SEATING AREAS, CREATING A PLEASANT OUTDOOR SPACE IDEAL FOR RELAXING OR ENTERTAINING.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE AND VERSATILITY THIS WONDERFUL HOME HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 121 SQ METERS



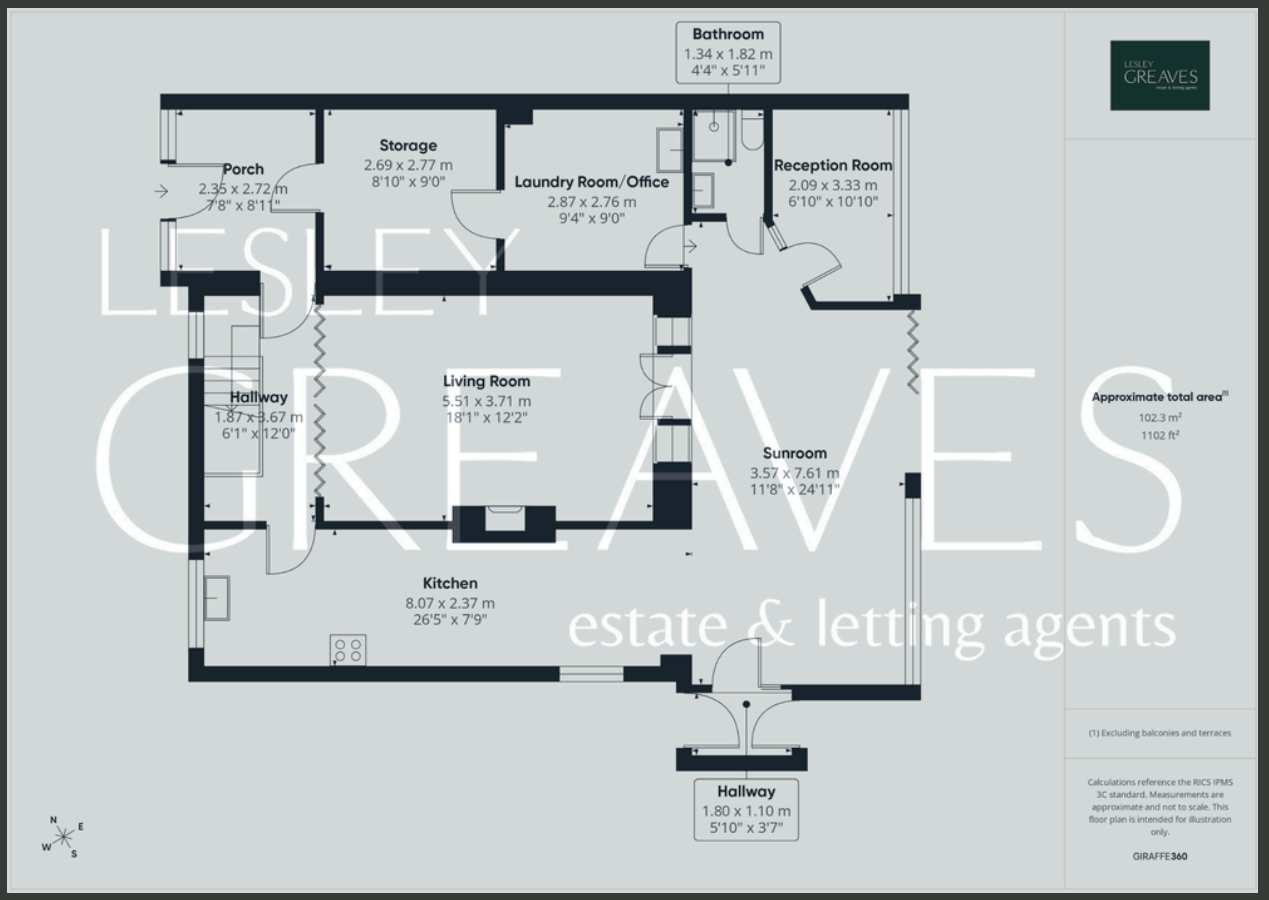












Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective 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.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

Sales@lesleygreaves.co.uk