



Taylor Way  
Gedling, Nottingham NG4 4NW

2024 CONSTRUCTED, NEW THREE  
DOUBLE BEDROOM, DETACHED FAMILY  
HOME SITUATED IN GEDLING,  
NOTTINGHAM.

**Asking Price £320,000 Freehold**



**\*\* NEW BUILD 2024 \*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to present to the market this NEWLY CONSTRUCTED, THREE BEDROOM DETACHED FAMILY HOME situated in GEDLING, NOTTINGHAM.

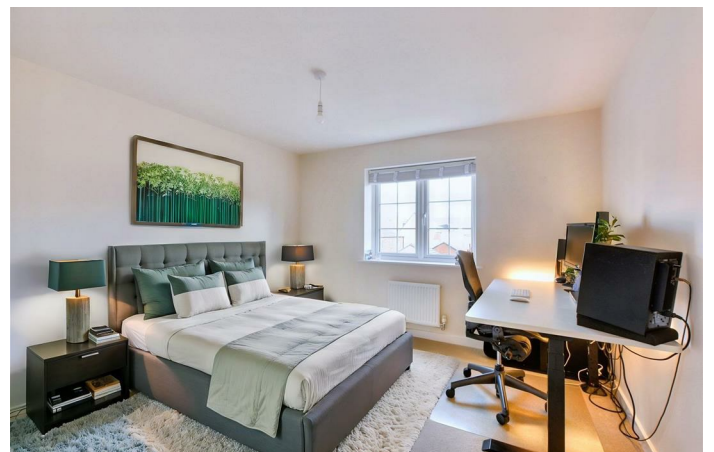
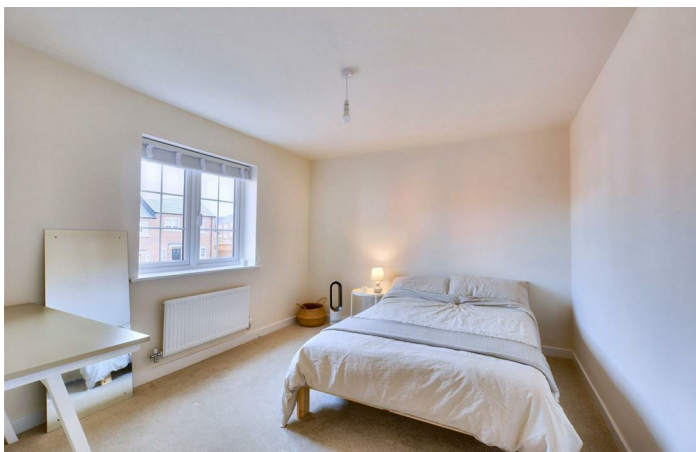
Newly constructed in March 2024, this property offers a fantastic opportunity for prospective buyers to move in with ease, whilst adding their own stamp to home. It offers modern conveniences and a popular location which is ideal for first time buyers or families.

Upon entry, you are welcomed into the entrance porch which leads through to the fitted kitchen with dining space, downstairs WC, internal access into the integral garage with space for area to be used as potential utility area, lounge diner with French doors opening onto the enclosed, rear garden hosting a patio area and laid to lawn.

Stairs leading to landing, first double bedroom with shower room en-suite, second double bedroom, third double bedroom, family bathroom featuring a three-piece suite and two ample storage cupboards.

The front of the home offers parking for two cars, access to the integral garage, laid to lawn and access to the rear of the property.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and POPULARITY within this new development- Contact the office now to arrange your viewing!



### Entrance Hallway

4'0" x 4'5" approx (1.22 x 1.36 approx)

UPVC double glazed opaque composite front door to the front elevation leading into the entrance hallway, vinyl flooring, wall mounted radiator, internal door leading into the kitchen diner.

### Kitchen Diner

17'5" x 10'11" approx (5.32 x 3.34 approx)

UPVC double glazed window to the front elevation, vinyl flooring, wall mounted radiator, a range of wall and base units incorporating worksurfaces above, 1.5 bowl stainless steel sink and drainer unit with swan neck dual heat tap above, integrated electric oven, 4 ring gas hob with extractor hood above, space and point for a freestanding fridge freezer, space and plumbing for a freestanding dishwasher, staircase to the first floor landing, internal doors leading into the lounge diner, ground floor WC and the garage.

### Lounge Diner

9'1" x 22'10" approx (2.78 x 6.97 approx)

UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading to the enclosed rear garden, carpeted flooring, wall mounted radiator.

### Ground Floor WC

3'7" x 5'2" approx (1.1 x 1.6 approx)

Vinyl flooring, wall mounted radiator, tiled splashback, wall mounted hand wash basin with dual heat tap, low level flush WC.

### First Floor Landing

12'5" x 6'10" approx (3.8 x 2.1 approx)

UPVC double glazed window to the side elevation, carpeted flooring, wall mounted radiator, loft access hatch, built-in storage cupboards (0.84 x 1.2 m. approx. & 0.96 x 0.45 m. approx.) internal doors leading into bedroom 1, 2, 3 and the family bathroom.

### Bedroom 1

11'6" x 12'4" approx (3.51 x 3.77 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, internal door leading into the en-suite shower room.

### En-Suite Shower Room

4'9" x 7'6" approx (1.45 x 2.29 approx)

Vinyl flooring, wall mounted radiator, tiled splashback, 3 piece suite comprising of a walk-in shower enclosure with mains-fed shower, wall mounted hand wash basin with dual heat tap and a low level flush WC.

### Bedroom 2

11'5" x 10'2" approx (3.50 x 3.12 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom 3

10'9" x 11'1" approx (3.29 x 3.38 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Family Bathroom

9'1" x 7'7" approx (2.79 x 2.33 approx)

UPVC double glazed window to the rear elevation, vinyl flooring, wall mounted radiator, tiled splashback, 3 piece suite comprising of a bath with dual heat tap and mains-fed shower above, wall mounted hand wash basin with dual heat tap and a low level flush WC.

### Garage

10'3" x 19'10" approx (3.14 x 6.06 approx)

Up and over door to the front elevation, boiler unit, electrical panel, light and power, space and plumbing for a freestanding washing machine, space and point for a freestanding tumble dryer.

### Front of Property

To the front of the property there is a driveway providing off the road parking and a low maintenance laid to lawn garden alongside a partial side garden to the right hand side.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area and a laid to lawn garden with a newly installed fencing to all boundaries. There is also secure gated access to the left of the property.

### Agents Notes: Additional Information

Management fee for estate: £154.94+VAT per annum

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

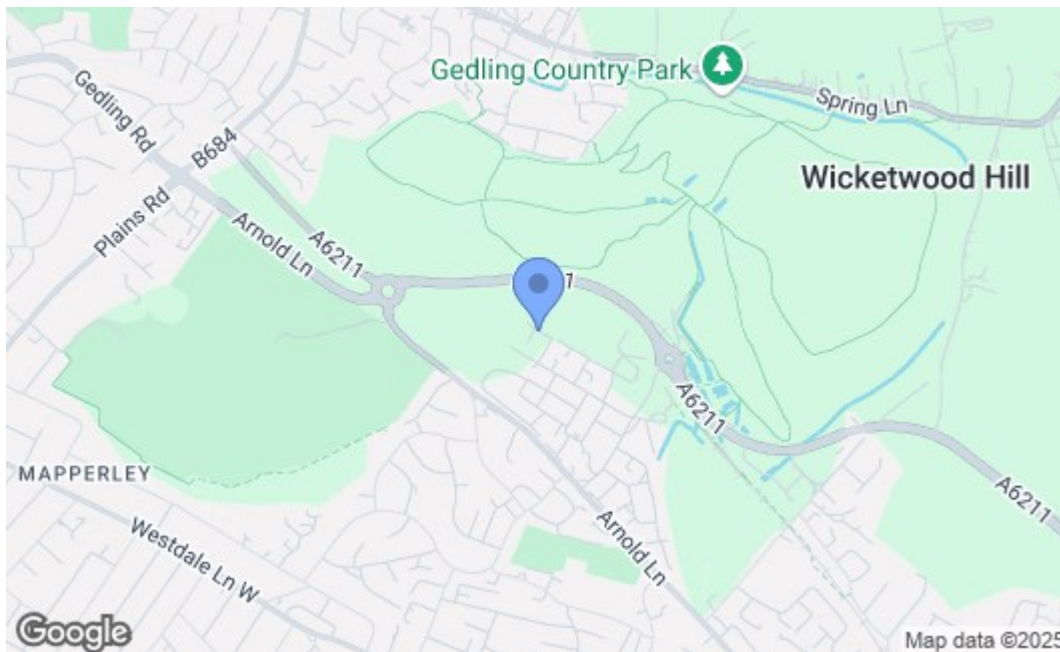
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.