



**Shaw Gardens  
Gedling, Nottingham NG4 2NY**

**A THREE BEDROOM, THREE STOREY MID  
TERRACE PROPERTY.**

**Offers Over £260,000 Freehold**





A beautifully presented three-bedroom, three-storey family home with a landscaped garden, garage and driveway — offered to the market with no upward chain.

Situated in a popular and convenient location, this modern home has been maintained to a high standard throughout and provides spacious accommodation arranged over three floors. Ideal for families, first-time buyers or professional couples, the property offers a fantastic balance of style, space and practicality.

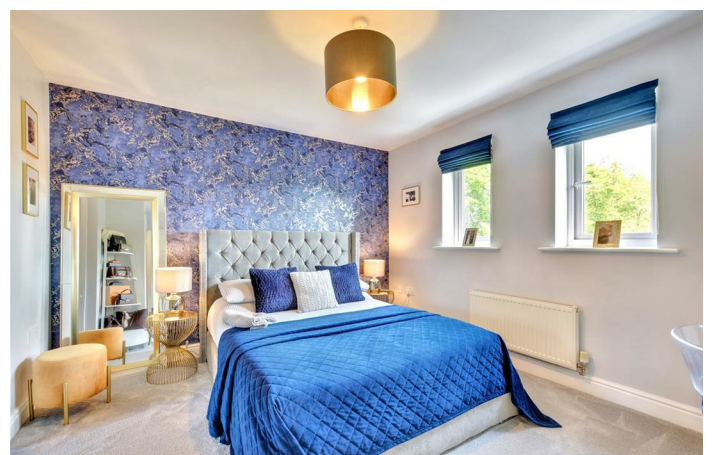
The accommodation in brief comprises: entrance hall, a bright and welcoming lounge to the front with tasteful décor and a large window allowing for plenty of natural light. To the rear is a superb kitchen diner fitted with high-gloss shaker-style units, black stone-effect worktops, tiled flooring and French doors opening directly onto the rear garden — perfect for entertaining or simply enjoying the warmer months.

To the first floor are two generous bedrooms and a modern family bathroom.

The standout feature of this home is the top floor, which is entirely dedicated to the principal suite — offering a peaceful retreat complete with a spacious double bedroom, a full dressing room with fitted wardrobes, and a private ensuite shower room.

Outside, the property benefits from a driveway and single garage to the front, while to the rear is a low-maintenance landscaped garden with patio and lawn — ideal for those looking for outdoor space without the upkeep.

Offered to the market with the benefit of no upward chain. An early viewing comes highly recommended to appreciate both the quality and space on offer.





### Entrance Hallway

Modern double glazed composite entrance door to the front elevation leading into the entrance hallway, carpeted staircase leading to the first floor landing, wall mounted radiator, linoleum floor covering, ceiling light point, panelled door leading through to the living room.

### Living Room

14'07 x 12'03 approx (4.45m x 3.73m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, understairs storage cupboard providing useful additional storage space, panelled door leading through to dining kitchen.

### Dining Kitchen

12'8 x 12'2 approx (3.86m x 3.71m approx)

This magnificent refitted modern dining kitchen benefits from having a range of matching wall and base units incorporating laminate work surfaces above, 1 1/2 bowl stainless steel sink with mixer tap over, integrated oven with four ring stainless steel hob over and stainless steel extractor hood over, space and point for freestanding American style fridge freezer, space and plumbing for washing machine, tiled splashbacks, tiling to the floor, wall mounted radiator, recessed spotlights to the ceiling, wall mounted BAXI gas central heating boiler housed within matching cabinets, UPVC double glazed window to the rear elevation with UPVC double glazed French doors providing access to the enclosed landscaped rear garden.

### First Floor Landing

Carpeted flooring, ceiling light point, staircase leading to the second floor landing, UPVC double glazed window to the front elevation, panelled doors leading off to:

### Bedroom Two

11'02 x 12'04 approx (3.40m x 3.76m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

### Family Bathroom

6' x 6'07 approx (1.83m x 2.01m approx)

Modern three piece suite comprising panelled bath with mains fed shower above, low level flush WC, vanity wash hand basin, wall mounted radiator, tiled splashbacks, recessed spotlights to the ceiling, extractor fan.

### Bedroom Three

5'11 x 9'9 approx (1.80m x 2.97m approx)

Double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Second Floor Landing

Wall mounted radiator, panelled door leading to the master suite.

### Master Bedroom

12'04 x 10'11 approx (3.76m x 3.33m approx)

Two UPVC double glazed windows to the rear elevation, wall mounted radiator, ceiling light point, opening through to the walk in wardrobe area.

### Walk-In Wardrobe Area

9'09 x 9 (2.97m x 2.74m )

Loft access hatch, airing cupboard, built-in wardrobes, panelled door leading to en-suite bathroom.

### En-Suite

6'03 x 12'06 approx (1.91m x 3.81m approx)

Four piece suite comprising panelled bath with mains fed shower over, pedestal wash hand basin, low level flush WC, walk-in shower enclosure featuring mains fed shower above, UPVC double glazed window to the front elevation, tiled splashbacks, heated towel rail, airing cupboard housing hot water cylinder.

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating Indian sandstone paved patio areas, artificial lawn, fencing to the boundaries with secure rear gated access.

### Garage/Parking

Separate garage and parking space.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 10mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

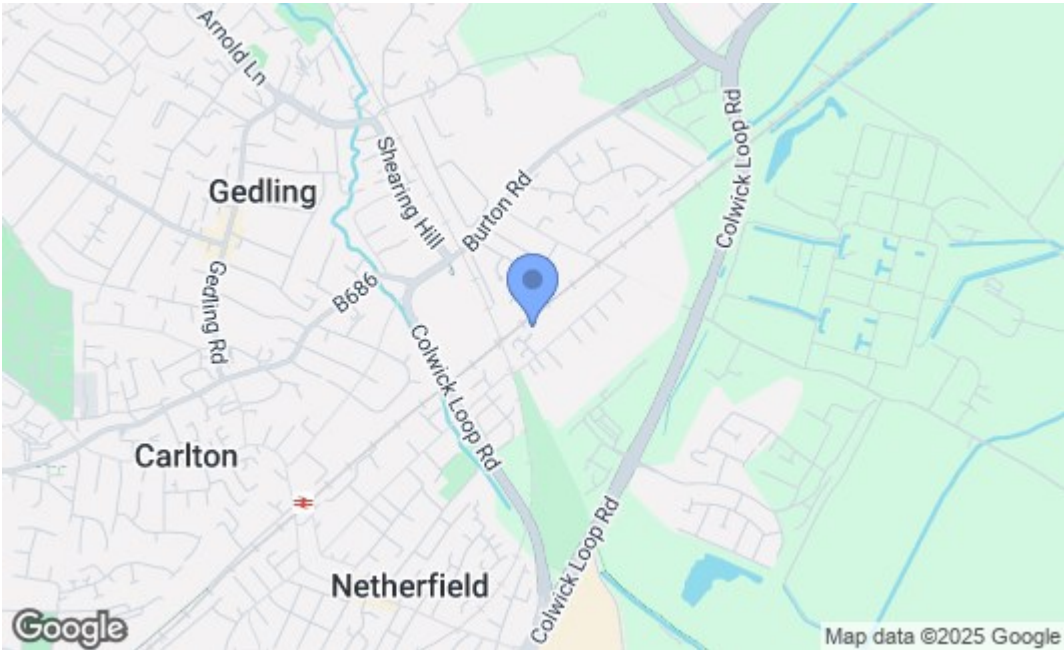
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



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