



Shaw Gardens  
Gedling, Nottingham NG4 2NY

**£250,000 Freehold**

WELL PRESENTED THREE BEDROOM  
TOWNHOUSE





Tucked away in a quiet cul-de-sac on the sought-after Shaw Gardens development in Gedling, this beautifully maintained three-bedroom townhouse offers modern living across three floors, complete with allocated parking, a private south-facing garden.

Upon entering the property, you're welcomed into a bright hallway that leads either upstairs or into a spacious lounge to the left. The lounge is well-proportioned and features double glazing, soft carpeted flooring, and a stylish, immaculate finish throughout. To the rear, you'll find a modern open-plan kitchen diner with integrated white goods, generous dining space, sliding doors to the garden, and convenient access to the downstairs W.C.

The rear garden is low-maintenance, south-facing, and ideal for enjoying the sun, complete with handy storage solutions and a good level of privacy.

On the first floor, there's a large, newly decorated double bedroom that's light and welcoming, along with a smartly finished three-piece family bathroom. A further single bedroom offers flexible use as a nursery, office, or walk-in wardrobe.

The entire second floor is dedicated to a luxurious master suite. This spacious retreat includes a well-sized sleeping area with double windows, space for a large bed, and fitted furniture. A walk-in wardrobe area offers both fitted and unfitted storage options, as well as an airing cupboard. The adjoining four-piece en-suite bathroom completes the space, adding a touch of hotel-style comfort.

The property is ideally located for convenience, with Gedling Country Park just a 10-minute walk away, offering scenic walks and a family-friendly café. Local shops and amenities, including the nearby Carlton Hill high street, are around 5 minutes by car. For commuters, Carlton and Netherfield train stations are both within 10 minutes, providing easy access to Nottingham city centre, which is just over 4 miles away.

This is a fantastic opportunity to own a move-in-ready home in a peaceful yet well-connected area. Early viewing is highly recommended.



### Entrance Hallway

UPVC double glazed door to the front elevation leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, staircase leading to the first floor landing, door leading through to the lounge.

### Lounge

14'9" x 12'1" approx (4.5 x 3.7 approx)

UPVC double glazed window to the front elevation, two wall mounted radiators, carpeted flooring, door leading through to the kitchen.

### Kitchen

11'9" x 12'2" approx (3.586 x 3.726 approx)

A range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, integrated oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine, space and point for a freestanding fridge freezer, tiled flooring, ample space for a dining table, wall mounted boiler housed within matching cabinet, wall mounted radiator, recessed spotlights to the ceiling, laminate flooring, door leading through to the downstairs WC, UPVC double glazed window to the rear elevation, UPVC sliding patio door leading out to the rear garden.

### Downstairs WC

Laminate flooring, wall mounted radiator, WC, handwash basin with separate hot and cold taps, tiled splashback.

### First Floor Landing

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, staircase leading to the second floor landing, doors leading off to:

### Bedroom Two

11'2" x 12'3" approx (3.415 x 3.740 approx)

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

### Bathroom

6'0" x 6'6" approx (1.830 x 2.005 approx)

Tiled flooring, panelled bath with separate hot and cold tap with shower attachment over, tiled splashbacks, recessed spotlights to the ceiling, handwash basin with mixer tap, WC, extractor fan, wall mounted radiator.

### Bedroom Three

6'0" x 9'11" approx (1.841 x 3.031 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering.

### Second Floor Landing

Carpeted flooring, wall mounted radiator, door leading through to the master suite.

### Master Bedroom

10'11" x 12'3" approx (3.334 x 3.747 approx)

Two UPVC double glazed window to the rear elevation, wall mounted radiator, laminate floor covering, opening through to the dressing room.

### Dressing Room

9'8" x 6'10" approx (2.96 x 2.099 approx)

Wall mounted radiator, loft access hatch, built-in wardrobes providing ample storage space.

### En-Suite

6'0" x 12'2" approx (1.846 x 3.729 approx)

Linoleum floor covering, panelled bath with mixer tap and shower attachment over, tiled splashbacks, UPVC double glazed window to the front elevation, WC, handwash basin with mixer tap over, shower cubicle, recessed spotlights to the ceiling, extractor fan, airing cupboard.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area leading to further gravelled garden space, shed, outdoor water tap, secure side gated access to the front of the property.

#### Front of Property

To the front of the property there is on road parking, step leading to the front entrance door, secure side gated access to the rear of the property.

### 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

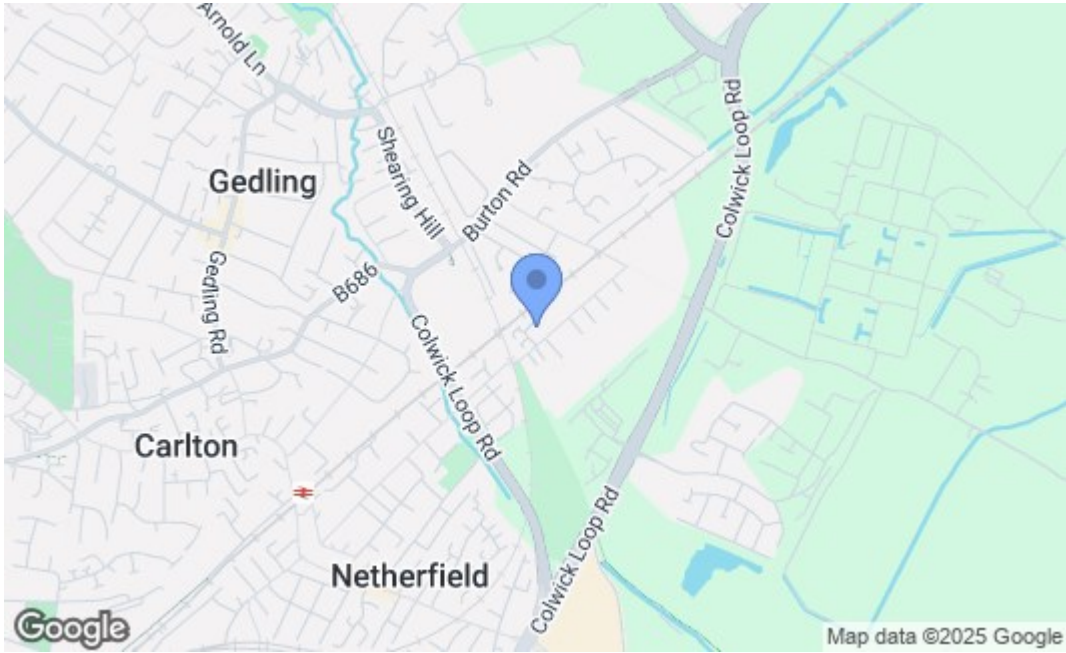
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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.