





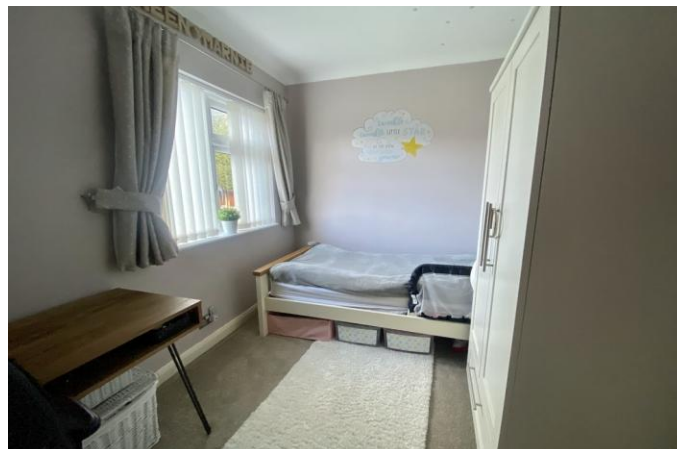
£285,000

Adbolton Avenue
Gedling
Nottingham

NG4 3NB

EPC Rating 'E'

Good sized family home. In brief the well presented accommodation spans two floors and comprises a porch, entrance hallway, lounge/ dining room with bay window and feature fireplace, kitchen/breakfast room and WC to the ground floor. To the first floor is a family bathroom and three bedrooms. There is parking at the front and access to a garage. To the rear there is a good sized garden . The property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities. An internal viewing of the property is recommended in order to appreciate both the accommodation and location; contact us now to book your personal viewing appointment.





COMPOSITE TO-

PORCH

With radiator to side, storage hatch and composite door leading to-

ENTRANCE HALLWAY

With tiled floor, stairs leading to upstairs accommodation, door leading to kitchen, storage to side, under stairs and WC.

KITCHEN / BREAKFAST ROOM

14' 8" x 9' 7" (4.48m x 2.94m)

With a range of wall and base units, stainless steel sink with mixer tap, extractor fan, space for range over, laminate worksurfaces, breakfast bar, USB points, space for washing machine and dryer, combination boiler, underfloor heating, and an integrated dish washer. uPVC windows and door.

LIVING / DINING ROOM

10' 9" into bay x 26' 2" (3.30m x 8.m)

With uPVC bay window to front, French doors leading to garden, radiators to side, feature fireplace with gas fire.

WC

With tiled flooring, sink in vanity unit with mixer tap, low flush WC.

LANDING

With loft access, window to front and side, doors leading to master bedroom, second bedroom, third bedroom and family bathroom.

MASTER BEDROOM

13' 4" x 11' 8" (4.08 m x 3.58m)

uPVC bay window to front and radiator to side.

BEDROOM TWO

11' 0" x 11' 1" (3.36m x 3.40m)

uPVC window to front and radiator to side.

BEDROOM THREE

10' 4" x 7' 6" (3.16m x 2.29m)

uPVC window to front and radiator to side.

FAMILY BATHROOM

Three piece bathroom suite comprising low flush WC, sink in vanity unit with mixer tap, bath with mains shower over, tiled walls and uPVC window to rear.

OUTSIDE

To the front of the property there is a press create driveway to fit two large vehicles enclosed by a fence and leading to a garage. Gate leading to rear garden.

To the rear of the property there is an substantial garden which is mainly laid to lawn with a patio and shrubs.



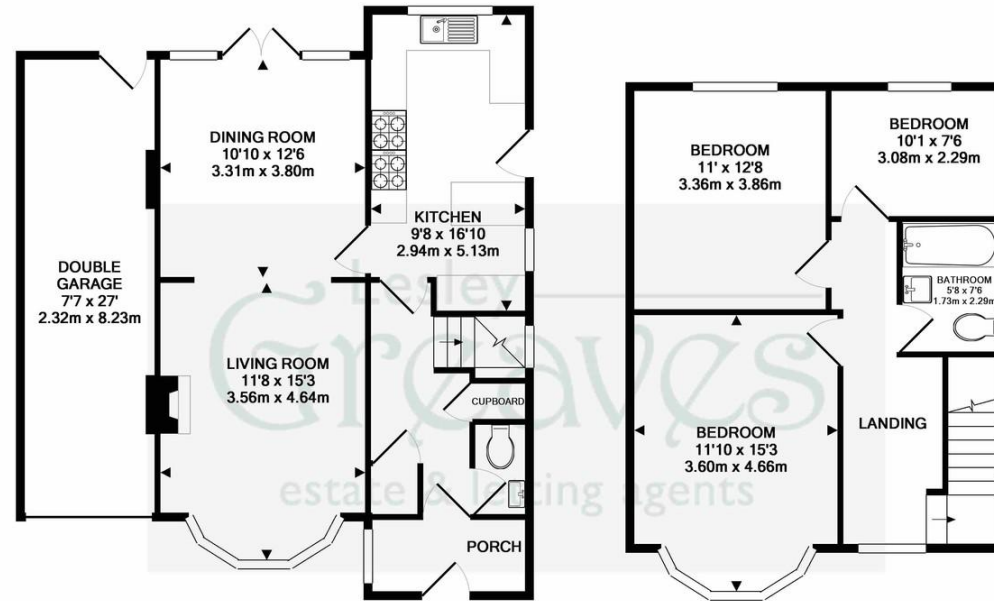
Tenure: Freehold

Council Tax Band D

Local Authority: Gedling Borough Council

Property Directions:

From our office in Gedling proceed to the traffic light junction and turn right in to Westdale Lane, continue on Westdale and turn right onto Adbolton Avenue.

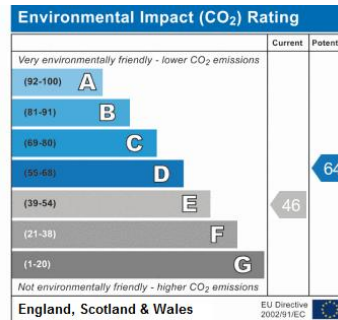
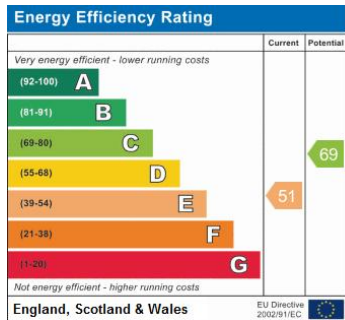


GROUND FLOOR
APPROX. FLOOR
AREA 798 SQ.FT.
(74.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1343 SQ.FT. (124.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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