

HoldenCopley

PREPARE TO BE MOVED

Gladstone Avenue, Gotham, Nottinghamshire NG11 0HN

£280,000

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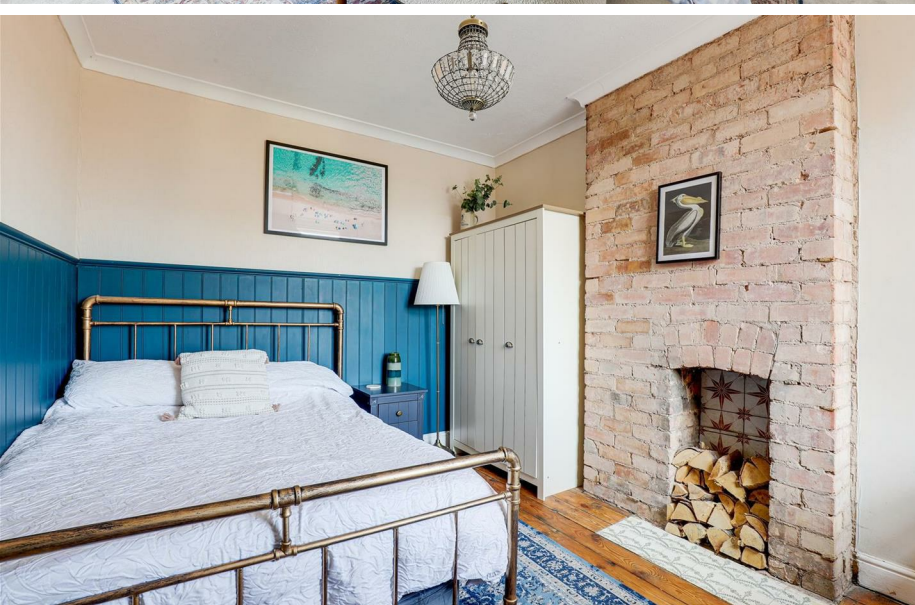


BURSTING WITH CHARACTER...

This three-bedroom semi-detached house is bursting with character and charm, offering a stylish blend of original period features and modern updates throughout. From cast iron fireplaces and original flooring to decorative dado rails and panelled walls, every detail adds to the home's timeless appeal. Recently redecorated and fitted with a recently replaced boiler, this property is ready for a buyer to simply move in and enjoy. To the ground floor is a welcoming entrance hall, an open-plan living and dining area with feature fireplaces, an extended fitted kitchen, a convenient WC, and a spacious conservatory with a pitched roof – ideal for use all year round. Upstairs, the property boasts three well-proportioned bedrooms, serviced by a modern three-piece bathroom suite. Outside, the beautifully maintained rear garden offers multiple seating areas and a peaceful setting to relax or entertain. There is also a versatile garden room, currently used as a home office, complete with insulation and power – perfect for those needing a dedicated workspace or creative retreat. Situated in the heart of the picturesque village of Gotham, this home is perfect for a range of buyers seeking semi-rural living. Surrounded by scenic walks and open countryside, the village has a strong sense of community along with a range of amenities including a convenience store, pub, primary school and regular transport links. With easy access to Nottingham, East Midlands Airport and the M1, Gotham is ideal for commuters or those looking to enjoy a quieter lifestyle within reach of the city.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Contemporary Fitted Kitchen
- Ground Floor WC
- Large Conservatory
- Three-Piece Bathroom Suite
- Generous-Sized Garden With Versatile Garden Room
- Off-Road Parking With Electric Car-Charger & Bike Shed
- Recently Replaced Boiler





GROUND FLOOR

Entrance Hall

11'0" x 2'11" (3.37m x 0.91m)

The entrance hall has tiled flooring, a radiator, and a single door with a stained-glass insert providing access into the accommodation.

Living Room

11'1" x 11'3" (3.38m x 3.45m)

The living room has a UPVC double-glazed bow window with bespoke fitted shutters to the front elevation, engineered wood flooring, coving to the ceiling, a TV point, a cast iron feature fireplace with a recessed alcove and decorative mantelpiece, a radiator, and open access into the dining room.

Dining Room

11'11" x 11'9" (3.65m x 3.59m)

The dining room has UPVC double-glazed windows to the side and rear elevation, engineered wood flooring, a cast iron feature fireplace with a recessed alcove and decorative mantelpiece, coving to the ceiling, a radiator, and double doors leading into the kitchen.

Kitchen

19'11" x 8'7" (5.84m x 2.62m)

The kitchen has a range of fitted base and wall units with wooden worktops, a brushed steel and a half with a swan neck mixer tap and drainer, a freestanding range cooker with a five ring gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, laminate flooring, coving to the ceiling, tiled splashback, a radiator, a UPVC double-glazed window to the side elevation, double French doors leading into the conservatory, and a single UPVC door providing side access.

WC

3'8" x 5'1" (1.13m x 1.55m)

This space has a concealed dual flush WC with combined storage, a wash basin, laminate flooring, partial splashback walls, and a UPVC double-glazed obscure window to the side elevation.

Conservatory

12'0" x 12'7" (3.66m x 3.85m)

The conservatory has laminate flooring, a vaulted polycarbonate ceiling, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

11'10" x 5'0" (3.63m x 1.53m)

The landing has carpeted flooring, panelled feature walls, coving to the ceiling, access to the boarded loft with lighting, and provides access to the first floor accommodation.

Master Bedroom

14'11" x 11'1" (4.55m x 3.39m)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, and two radiators.

Bedroom Two

9'6" x 12'0" (2.91m x 3.66m)

The second bedroom has a UPVC double-glazed window to the rear elevation, original wooden flooring, an exposed brick chimney breast with a recessed alcove and tiled hearth, partially panelled walls, coving to the ceiling, and a radiator.

Bedroom Three

5'8" x 8'11" (1.75m x 2.73m)

The third bedroom has a UPVC double-glazed obscure window to the rear elevation, carpeted flooring, a radiator, a dado rail, coving to the ceiling.

Bathroom

6'5" x 5'9" (1.98m x 1.76m)

The bathroom has a low level flush WC, a wall-hung wash basin, a panelled bath with an overhead rainfall shower and wall-mounted chrome fixtures, a shower screen, partially tiled walls, tiled flooring, recessed spotlights, and a skylight window.

OUTSIDE

Front

To the front of the property is a walled garden along with on-street parking, and side gated access to the garden.

Rear

To the rear of the property is a private, enclosed garden featuring a pebbled area, a patio pathway, a lawn, a variety of plants and shrubs, a further patio space, and a

bespoke built-in bench, along with access to a garden office. The garden is fully enclosed by fence boundaries. Additionally, there is a driveway beyond the garden with an electric car-charging point and a bike shed.

Garden Room

The insulated garden room has wooden flooring, floor-to-ceiling chipboards, power points, full height windows overlooking the garden, and double doors providing access.

Bike Shed

The bike shed is attached to the rear of the garden room and has the capacity to store approx 4 bikes.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Relatively good coverage for 4G / 5G
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

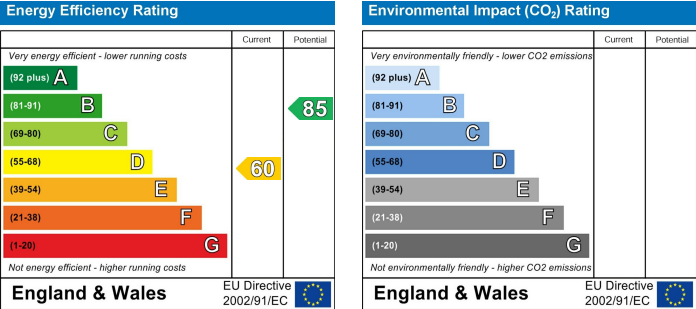
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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