



Piggott Avenue,  
Gedling, Nottingham  
NG4 4LJ

**£290,000 Freehold**





\*\* IDEAL FAMILY HOME \*\*

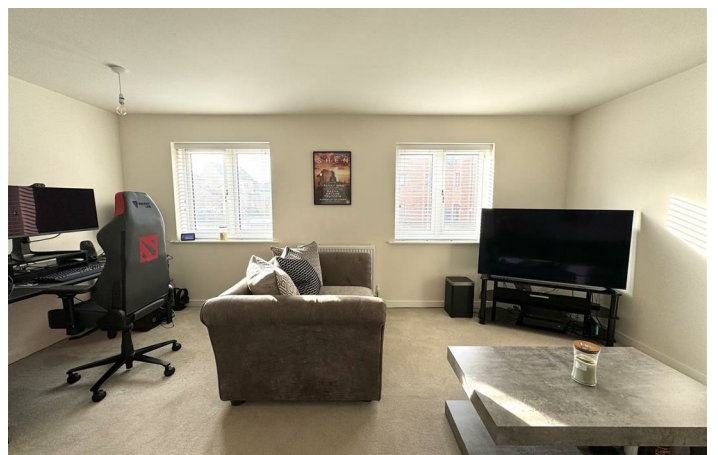
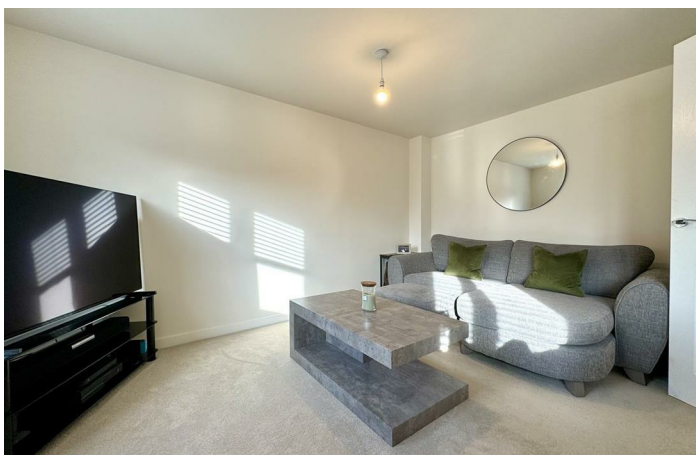
Robert Ellis Estate Agents are delighted to bring to the market this IMMACULATE FOUR BEDROOM, THREE STOREY, SEMI DETACHED FAMILY HOME situated in GEDLING, NOTTINGHAM.

Situated in Gedling on a modern development offering excellent links to surrounding areas giving access to a wealth of nearby amenities. There are a range of shops close by as well as a vibrant social scene along nearby at Mapperley Top, where you will find a diverse range of bars, restaurants and cafes and gyms and a golf course. This home also has the added benefit of being a short drive away from Victoria Retail Park.

Upon entry, you are welcomed into the hallway which leads to the downstairs WC, kitchen diner with fitted units and French doors opening onto the enclosed, low maintenance rear garden. Stairs lead to landing, lounge diner, first double bedroom with shower room en suite. Stairs to second landing, second double bedroom, third double bedroom, fourth bedroom and family bathroom featuring a three piece suite.

The property also offers an integral garage and block paved driveway.

A viewing is a MUST for this FANTASTIC OPPORTUNITY- Contact the office



## Front of Property

Driveway providing off the road parking. Integral garage

## Entrance Hallway

14'7" x 6'7" approx (4.47 x 2.02 approx)

UPVC double glazed composite entrance front door with opaque window. Vinyl flooring. Wall mounted radiator. Under the stairs storage cupboard. Internal doors leading into Kitchen / Diner & Ground Floor WC

## Kitchen Diner

9'5" x 17'0" approx (2.88 x 5.19 approx)

UPVC double glazed window. UPVC double glazed French doors. Vinyl flooring. Range of fitted wall and base units with worksurfaces above. Stainless steel sink with dual heat tap. Integrated oven. 4 ring gas hob with extractor fan. Integrated fridge freezer. Integrated dishwasher.

## Ground Floor WC

2'8" x 5'0" approx (0.82 x 1.53 approx)

UPVC double glazed opaque window. Vinyl flooring. Partially tiled walls. Wall mounted radiator. Corner sink with dual heat tap a WC

## First Floor Landing

14'0" x 6'3" approx (4.27 x 1.93 approx)

Carpeted flooring. Wall mounted radiator. Built-in storage cupboard (0.73 x 0.75m approx) Internal doors leading into Living Room / Diner and Bedroom 1

## Living Room / Diner

17'1" x 14'0" approx (5.21 x 4.27 approx)

UPVC double glazed windows. Carpeted flooring. Wall mounted double radiator.

## Bedroom 1

10'5" x 13'4" approx (3.18 x 4.08 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Internal door leading into En Suite Shower Room

## En Suite Shower Room

6'3" x 5'4" approx (1.91 x 1.64 approx)

Vinyl flooring. Tiled walls. Wall mounted radiator. 3 piece suite comprising of a walk-in double shower with handheld shower unit, sink with dual heat tap and a WC

## Second Floor Landing

9'6" x 9'6" approx (2.9 x 2.901 approx)

Carpeted flooring. Wall mounted radiator. Built-in storage cupboard (1.00 x 0.75 m approx) Internal doors leading into Bedroom 2, 3, 4 and Family Bathroom

## Bedroom 2

17'1" x 8'11" approx (5.22 x 2.72 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Over stairs storage cupboard (0.96 x 0.64 approx)

## Bedroom 3

12'1" x 11'9" approx (3.70 x 3.59 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator

## Bedroom 4

8'8" x 6'9" approx (2.66 x 2.06 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator

## Family Bathroom

10'2" x 6'3" approx (3.12 x 1.92 approx)

Vinyl flooring. Partially tiled walls. Wall mounted radiator. 3 piece suite comprising of a bath with dual heat tap and handheld shower unit above, sink with dual heat tap and a WC

## Rear of Property

Enclosed rear garden with patio area leading to laid to lawn. Fencing and brick wall surrounding.

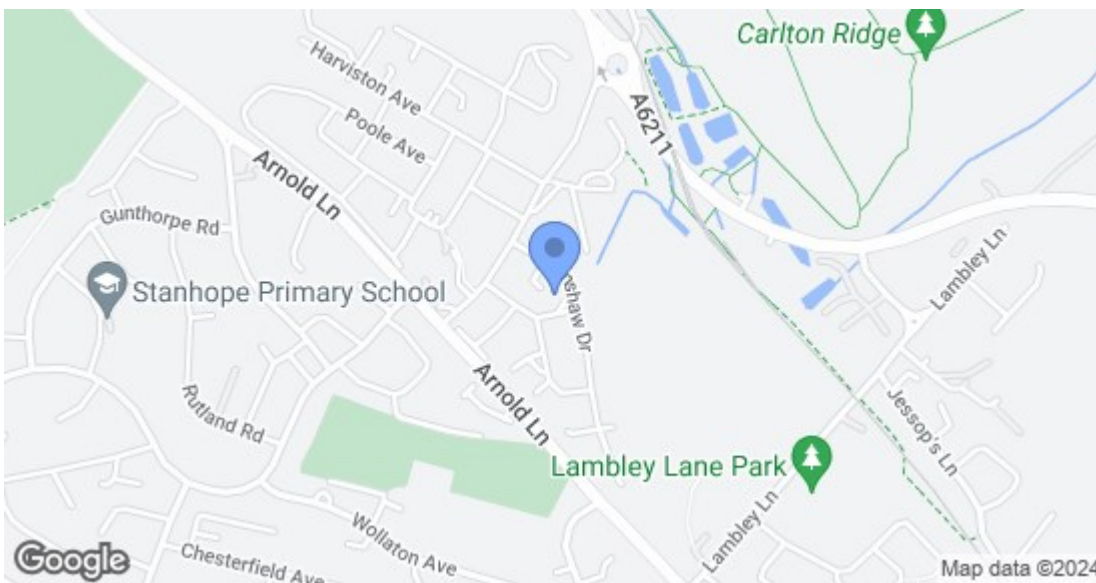
## Council Tax

Local Authority Gedling

Council Tax band D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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.