

HoldenCopley

PREPARE TO BE MOVED

Coronation Walk, Gedling, Nottinghamshire NG4 4AP

Guide Price £280,000

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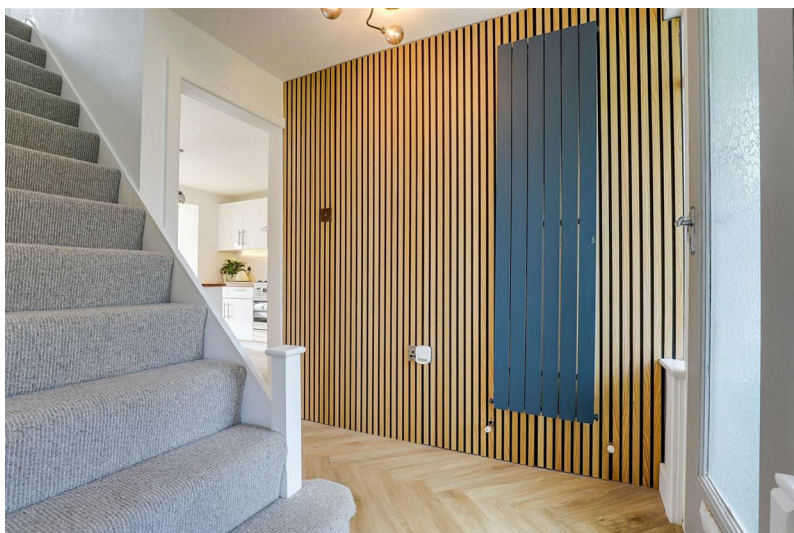


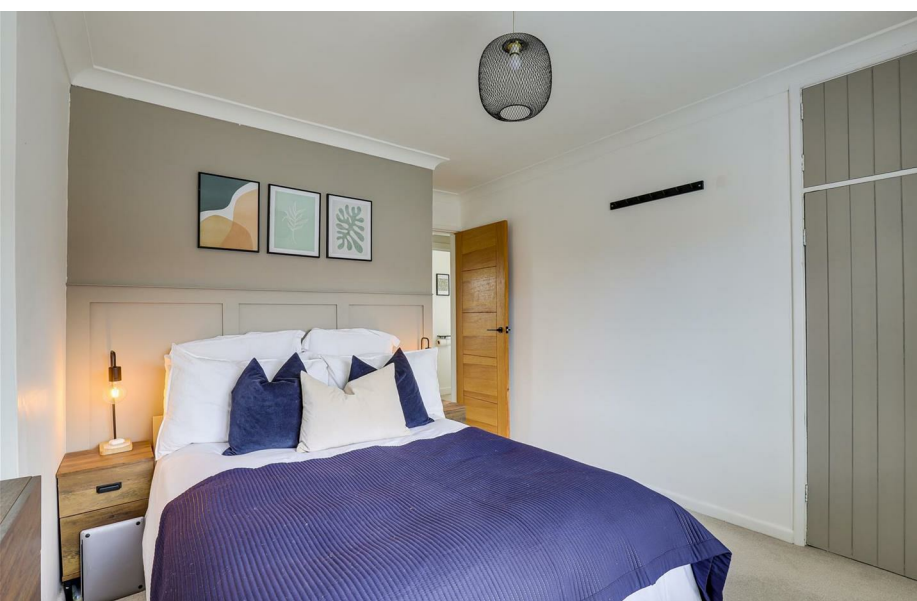
GUIDE PRICE... £280,000 - £300,000

BEAUTIFULLY-PRESENTED THROUGHOUT...

Nestled in a sought-after location, this stunning three-bedroom semi-detached house epitomises modern sophistication, having undergone a comprehensive redecoration. The property exudes an aura of refined elegance, showcased by its brand-new flooring, oak doors and impeccably designed interiors. A standout feature includes a pristine shower room and W/C, offering contemporary luxury and convenience. Noteworthy enhancements include owned solar panels, underscoring a commitment to sustainability. Situated in close proximity to Gedling Country Park, renowned schools, and convenient commuting links, this property just has to be viewed to be appreciated. Upon entry, an inviting entrance and inner hall set the stage for the home's graceful ambiance. A dual-aspect living room bathed in natural light creates an inviting retreat, while a utility room adds practical functionality. The heart of the home unfolds in the form of a modern breakfast kitchen, seamlessly transitioning into a cosy sitting area—perfect for relaxed gatherings or culinary pursuits. Upstairs, three generously proportioned bedrooms provide tranquil sanctuaries, complemented by a stylish shower room suite and an additional W/C, exuding contemporary charm and comfort. Outside, a front driveway offers convenient off-road parking, while the rear garden, meticulously maintained.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen & Utility Room
- Sitting Room
- Stylish Bathroom With Additional W/C
- Private Garden With Hot-Tub
- Ample Off-Road Parking
- Owned Solar Panels
- Popular Location





GROUND FLOOR

Entrance Hall

2'10" x 6'8" (0.87m x 2.05m)

The entrance hall has Karndean-style flooring, UPVC double-glazed window to the front elevation, recessed spotlights, and a composite door providing access into the accommodation.

Hall

7'1" x 5'9" (2.17m x 1.77m)

The inner hall has Herringbone-style flooring, carpeted stairs, a panelled feature wall, a vertical radiator, obscure windows to the front elevation, and a single door via the porch.

Living Room

10'5" x 17'10" (3.20m x 5.46m)

The living room has a UPVC double-glazed window to the front and rear elevation, carpeted flooring, coving to the ceiling, a vertical radiator, a TV point, and a feature fireplace with a decorative surround.

Utility Room

6'11" x 7'1" (2.13m x 2.17m)

The utility room has fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, a radiator, Herringbone-style flooring, fully tiled walls, and a UPVC double-glazed window to the front elevation.

Kitchen

10'2" x 13'2" (3.11m x 4.02m)

The kitchen has a range of fitted base and wall units with wood-effect worktops and a feature breakfast bar island, under-cabinet lighting, space for a range cooker, an extractor fan, an integrated wine fridge, an in-built under stair cupboard, Herringbone-style flooring, tiled splashback, and open access to the sitting room.

Sitting Room

13'6" x 6'3" (4.12m x 1.91m)

The sitting room has Herringbone-style flooring, a Velux window, a radiator, a TV point, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

2'6" x 8'10" (0.78m x 2.71m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

11'11" x 10'3" (3.65m x 3.13m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built cupboard.

Bedroom Two

10'6" x 9'7" (3.22m x 2.94m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a panelled feature wall, coving to the ceiling, a radiator, and an in-built cupboard.

Bedroom Three

7'11" x 7'7" (2.43m x 2.32m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and an in-built cupboard.

Bathroom

11'11" x 10'3" (3.65m x 3.13m)

The bathroom has a concealed dual flush W/C combined with a wash basin, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, fully tiled walls, Herringbone-style flooring, a matte black heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

W/C

6'7" x 2'7" (2.01m x 0.80m)

This space has a concealed dual flush W/C combined with a wash basin, Herringbone-style flooring, recessed spotlights, and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

To the front of the property is a private enclosed garden with a lawned area, a block-paved driveway, security and courtesy lighting, a shed, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed south-facing garden with a Sandstone patio area, a hot-tub, courtesy lighting, an external power socket, a lawn, a shed, fence panelling, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach or Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G / 4G / 5G

Sewage – Mains Supply

Flood Risk – Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

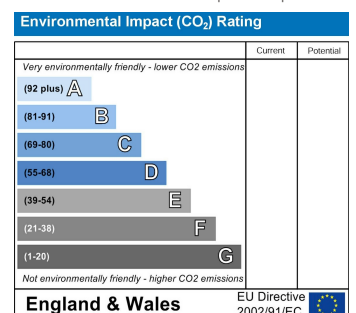
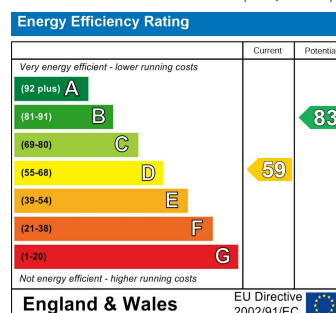
The vendor has advised the following:

Property Tenure is Freehold

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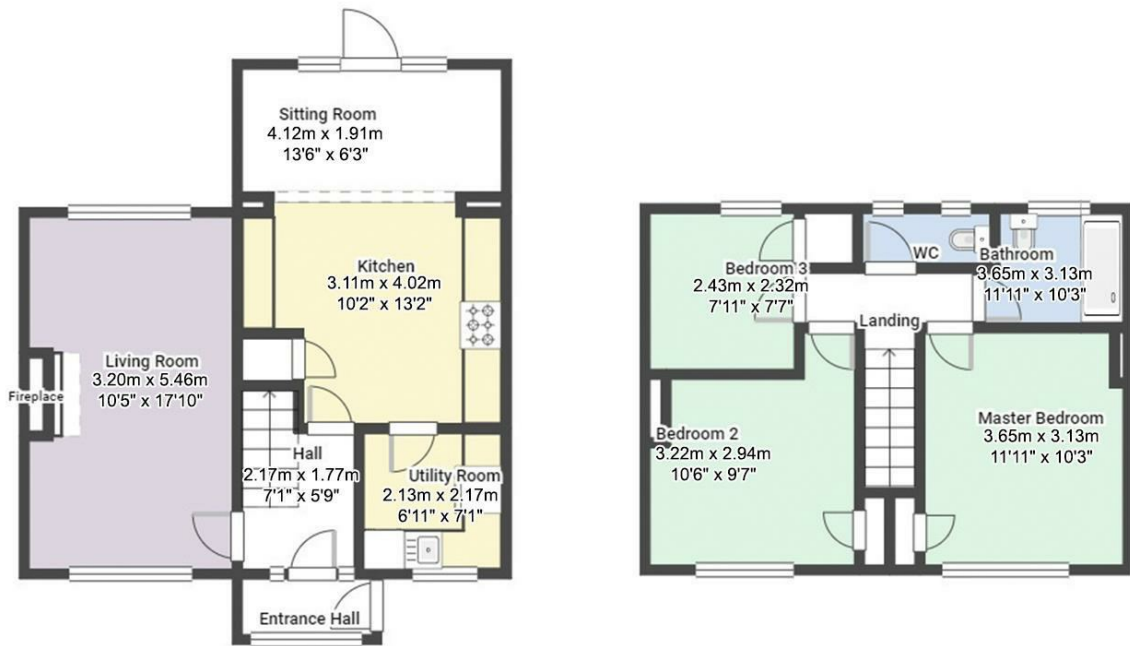
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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