

HoldenCopley

PREPARE TO BE MOVED

Duncroft Avenue, Gedling, Nottinghamshire NG4 3FY

Asking Price £325,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

Welcome to this beautifully presented three-bedroom semi-detached home, nestled in a sought-after location, close proximity to local amenities, and excellent commuting offering convenience and comfort at every turn. Upon entering, you are greeted by a warm and inviting entrance hall, setting the tone that awaits within. The ground floor seamlessly flows into an open-plan living and dining area, perfect for entertaining guests or enjoying cosy family evenings together. Adjoining the dining room is a conservatory, bathed in natural light and providing a versatile living area. The heart of the home, the modern kitchen, is adorned with sleek finishes and equipped with all the amenities needed. Ascend to the upper level where two generously proportioned double bedrooms await, each boasting fitted wardrobes to ensure ample storage space and a charming single bedroom, offering versatility to accommodate various needs. A stylish four-piece bathroom suite offers a luxurious sanctuary for relaxation. Externally, the property boasts a driveway providing off-road parking for multiple vehicles. The low-maintenance front garden enhances the property's kerb appeal, making a striking first impression. Step into the expansive rear garden, a true oasis offering a haven for outdoor living. Enjoy outdoors with the inviting patio seating area, surrounded by a well-manicured lawn, adorned with various plants and shrubs, which adds to the charm of the outdoor space. Additionally, a decked seating area provides a perfect spot to soak in the sun.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Stylish Bathroom
- Driveway & Garage
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'2" x 6'7" (4.33m x 2.01m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, recessed spotlights, an in-built storage cupboard and a single composite door providing access into the accommodation.

Living Room

11'2" x 10'6" (3.41m x 3.21m)

The living room has laminate wood-effect flooring, a radiator, open access to the dining room and a UPVC double-glazed bay window to the front elevation.

Dining Room

12'3" x 10'6" (3.74m x 3.21m)

The dining room has laminate wood-effect flooring, a radiator and double French doors providing access to the conservatory.

Conservatory

14'8" x 7'5" (4.48m x 2.27m)

The conservatory has tiled flooring, a radiator, space and plumbing for a washing machine and tumble dryer, a polycarbonate roof, UPVC double-glazed windows surround and double doors providing access to the rear garden.

Kitchen

9'1" x 6'5" (2.78m x 1.97m)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated hob, an extractor fan, an integrated dishwasher, an integrated fridge, partially tiled walls, recessed spotlights and laminate wood-effect flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, a UPVC double-glazed obscure window to the side elevation, access to the first-floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'3" x 8'5" (3.75m x 2.57m)

The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes and a UPVC double-glazed to the rear elevation.

Bedroom Two

12'5" x 8'4" (3.79m x 2.55m)

The second bedroom has carpeted flooring, a radiator, two fitted wardrobes and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

7'7" x 6'5" (2.33m x 1.96m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

8'4" x 6'5" (2.55m x 1.98m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, an extractor fan, recessed spotlights, a heated towel rail, an in-built storage cupboard, partially tiled walls, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, double-gated access to the rear garden, courtesy lighting and a picket fence.

Garage

17'7" x 8'9" (5.37m x 2.67m)

The garage has a window to the side elevation, a single door providing access to the rear garden and an up-and-over door.

Rear

To the rear of the property is an enclosed generous size garden with a paved patio area, a lawn, a range of plants and shrubs, decorative stones, a decked area, a shed and fence panelling.

Shed

18'8" x 9'6" (5.69m x 2.90m)

The shed has windows to the front elevations, ample storage space and double doors providing access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website states this is a medium flood risk

Flood Defenses – No

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.

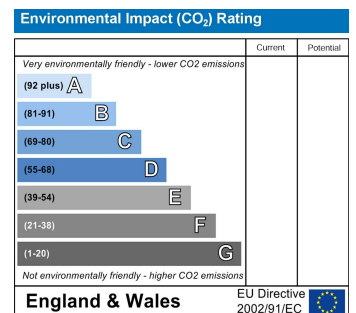
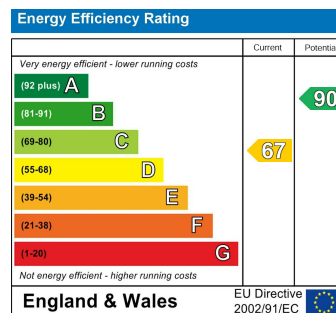
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk