

HoldenCopley

PREPARE TO BE MOVED

Tennyson Avenue, Gedling, Nottinghamshire NG4 3HJ

Guide Price £600,000 - £625,000

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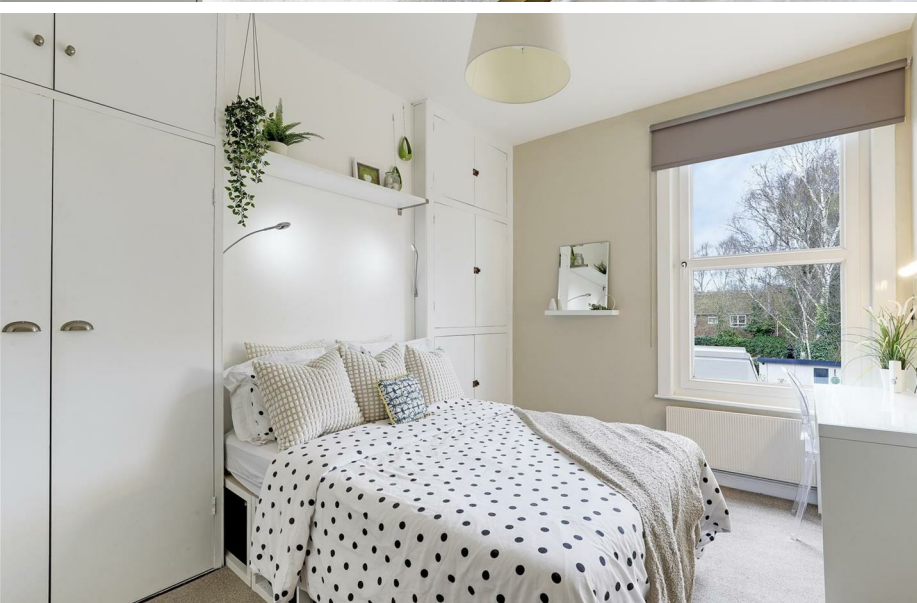
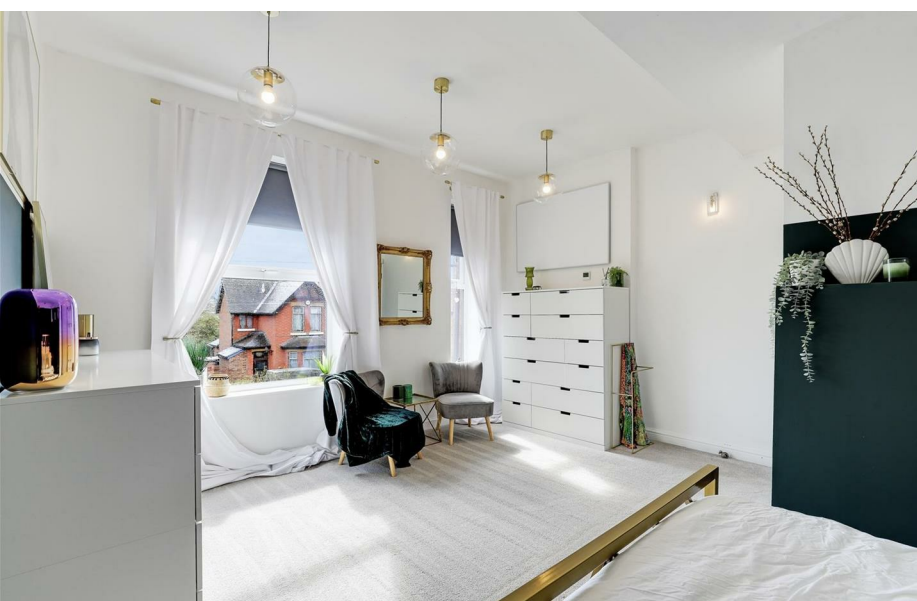
GUIDE PRICE: £600,000 - £625,000

PREPARE TO BE IMPRESSED...

Nestled in the sought-after area of Gedling, this semi-detached house stands as a testament to modern family living. Meticulously extended and refurbished, it radiates an air of elegance and sophistication throughout its expansive spaces. Given its closeness to various local amenities including the picturesque Gedling Country Park, excellent school catchments including All Hallows CofE Primary School, and convenient transportation connections, this home embodies the ideal family lifestyle. As you step through the entrance and inner hall, you are greeted by a sense of warmth and light that permeates every corner. The bay-fronted living room exudes charm, while the adjacent cinema room offers a cosy retreat for movie nights. Entering the open plan dining area, the seamless integration with the modern fitted kitchen is evident, boasting high-end integrated appliances and a striking feature island topped with a Granite worktop. Illuminated by recessed spotlights and multiple skylight windows, this area effortlessly transitions to a sitting space, with bi-folding doors beckoning you to the rear garden oasis. The ground floor is completed by a convenient utility room and a W/C, ensuring practicality meets luxury. Ascending to the first floor, the spacious master bedroom awaits, accompanied by two additional double bedrooms, all adorned with contemporary finishes. The four-piece bathroom suite, featuring underfloor heating, promises indulgent relaxation. Outside, the front driveway provides ample parking, while the rear garden beckons with its low maintenance landscaped design, Indian sandstone patio, and a versatile garden room fully equipped with electrics and heating.

MUST BE VIEWED





- Extended Semi-Detached House
- Three / Four Double Bedrooms
- Two Reception Rooms
- High-Spec & Open Plan Kitchen, Dining & Lounge Area
- Utility & W/C
- Four-Piece Bathroom Suite With Underfloor Heating
- Ample Off-Road Parking
- Low Maintenance Garden
- Versatile Garden Room / Office
- Sought-After Location





GROUND FLOOR

Entrance Hall

10'10" x 4'6" (3.31 x 1.39)

The entrance hall has tiled flooring, a fitted base cupboard, and a composite door providing access into the accommodation.

Hallway

14'5" x 6'10" (4.41 x 2.09)

The inner hall has carpeted flooring, a radiator, coving to the ceiling, and an in-built under-stair cupboard.

Gym / Bedroom Four

16'5" x 8'3" (5.02 x 2.52)

The fourth bedroom has a UPVC double-glazed window to the front elevation, LVT flooring, infrared heating, and a base cupboard.

Cinema Room

12'0" x 12'7" (3.68 x 3.84)

This room has Amtico flooring, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, a picture rail, a ceiling rose, and a radiator.

Living Room

15'7" x 12'6" (4.77 x 3.82)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a ceiling rose, coving to the ceiling, a picture rail, fitted shelving in the alcove, fitted base units, a TV point, and a period-style feature fireplace with a coal-effect fire and decorative surround.

Dining Area

11'10" x 9'1" (3.62 x 2.77)

The dining area has Amtico flooring, fitted double-door cupboards, a recessed chimney breast alcove, recessed spotlights, and open access into the kitchen.

Kitchen

21'11" x 14'11" (6.69 x 4.56)

The kitchen has a range of fitted gloss base and wall units and under-cabinet lighting, a feature island with Granite worktops, an undermount sink and a half with a mono mixer tap, a Neff induction hob, an integrated Neff oven, an integrated Neff combi-oven with a warming drawer, an integrated fridge freezer, an integrated dishwasher, Amtico flooring, infrared heaters, recessed spotlights, a TV point, a double-glazed panelled window to the side elevation, three skylight windows, and a bi-folding door opening out to the rear garden.

Utility

7'6" x 5'2" (2.31 x 1.58)

The utility has fitted wall units, a wood-effect worktop, space and plumbing for a washing machine, space for further appliances, a wall-mounted Worcester boiler, tiled flooring, a UPVC double-glazed window to the side elevation, and a wooden barn-style door.

W/C

6'0" x 5'2" (1.84 x 1.58)

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, tiled flooring, an electrical shaving point, an extractor fan, a radiator, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

11'6" x 6'7" (3.53 x 2.02)

The landing has carpeted flooring, a radiator, a wall-mounted thermostat, access to a partially boarded loft via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

16'5" x 12'1" (5.02 x 3.70)

The main bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a wall-mounted digital thermostat, and an infrared heater.

Bedroom Two

12'7" x 11'4" (3.84 x 3.46)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, two in-built wardrobes with overhead storage cupboards, and a TV point.

Bedroom Three

12'6" x 9'4" (3.83 x 2.85)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and two in-built cupboards with overhead storage cupboards.

Bathroom

12'7" x 12'1" (3.84 x 3.70)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, an oval-shaped freestanding bath with central taps, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted fixtures, a chrome heated towel rail, tiled flooring with underfloor heating, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

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

Rear

To the rear of the property is a private low maintenance garden with Indian Sandstone patio, a wooden beam, external power sockets, outdoor lighting, an artificial lawned area which has been sprayed with patio magic, a range of decorative plants and shrubs, gravelled areas, fence panelled boundaries, and access into the garden room / office.

Garden Room / Office

11'3" x 7'2" (3.43 x 2.20)

This space has wood-effect flooring, multiple power sockets, a wall-mounted electric heater, two full-height UPVC double-glazed windows, and double French doors opening out to the garden.

Shed

7'4" x 3'3" (2.25 x 1.01)

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Wave Central Heating System – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

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

Phone Signal – Voice & 4G available / Some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 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.

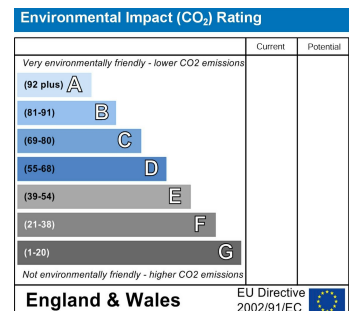
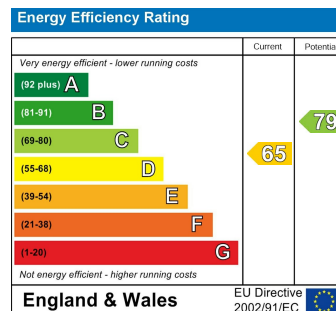
The vendor has advised the following:

Property Tenure is Freehold

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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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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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