

HoldenCopley

PREPARE TO BE MOVED

Wykes Avenue, Gedling, Nottinghamshire NG4 4DF

£325,000

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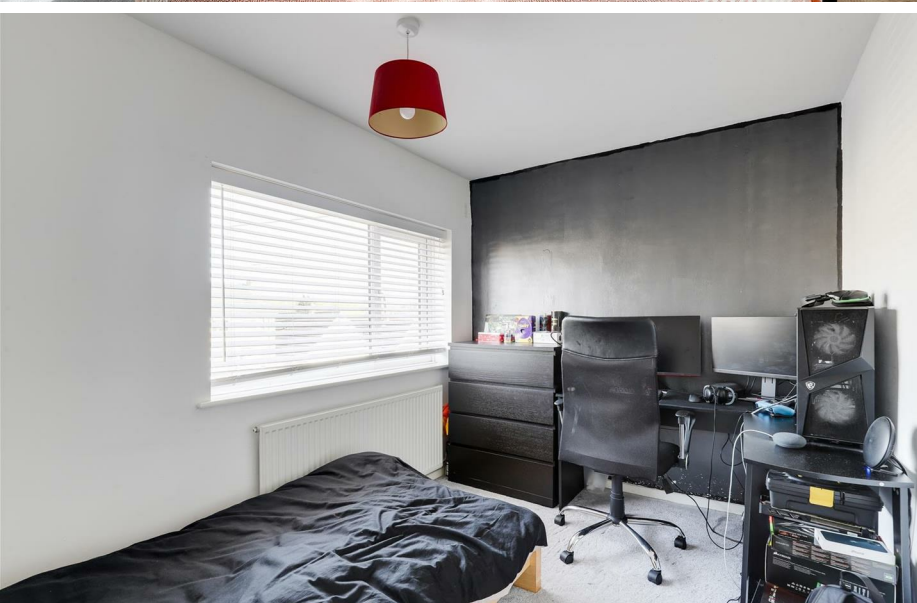
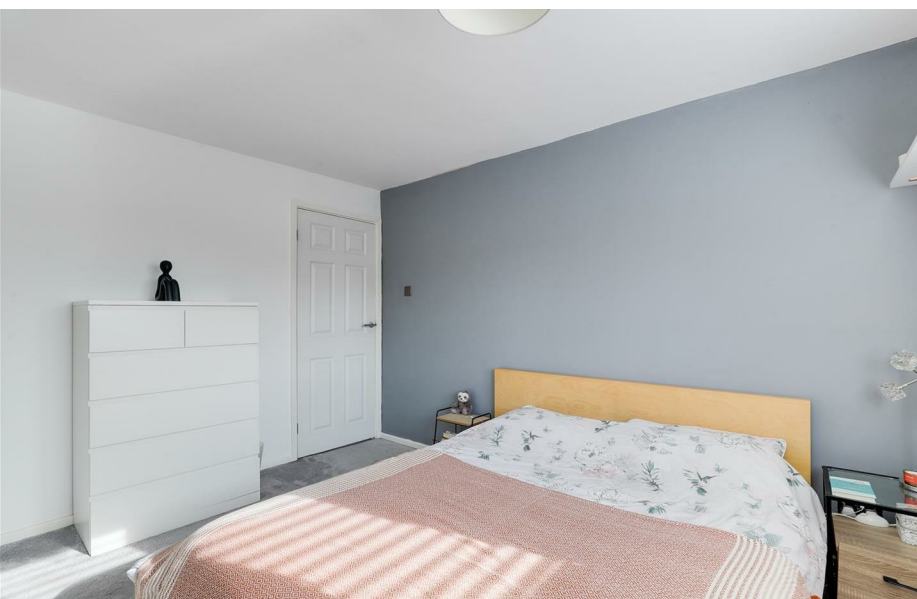


WELL-PRESENTED THROUGHOUT.

Introducing this well-presented three-bedroom detached house, nestled in a sought-after location offering easy access to local amenities, including shops, schools, and excellent commuting links. Step inside to discover a welcoming ground floor featuring a spacious reception room. The generously sized kitchen boasts a feature breakfast bar island and seamless access to the conservatory, creating a versatile space for dining and socialising. A convenient W/C adds practicality to the ground floor layout. Ascending to the upper level, you'll find two double bedrooms alongside a well-proportioned single bedroom. Completing the layout is a stylish bathroom. Outside, the property boasts a driveway at the front, providing off-road parking, along with a garden area adorned with decorative stones, adding kerb appeal. The rear garden is a delightful outdoor haven, featuring a patio seating area and steps leading up to a lawn, with an additional patio seating area perfect for enjoying the outdoors.

MUST BE VIEWED





- Detached House
- Three Bedroom
- Reception Room
- Modern Kitchen
- Conservatory
- Ground Floor W/C
- Stylish Bathroom
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Hallway

3'10" x 4'1" (1.18 x 1.26)

The hallway has tiled flooring, access to the garage and a single UPVC door providing access into the accommodation.

W/C

4'3" x 4'0" (1.30 x 1.22)

The space has W/C, a wash basin, a radiator, tiled walls and tiled flooring.

Kitchen

19'8" x 12'5" (6.01 x 3.80)

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 and gas hob, an extractor fan, a breakfast bar island, a vertical radiator, recessed spotlights, laminate wood-effect flooring, carpeted stairs, sliding patio doors providing access to the conservatory and a UPVC double-glazed window to the rear elevation.

Conservatory

11'1" x 11'1" (3.38 x 3.38)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Living Room

14'7" x 11'4" (4.46 x 3.46)

The living room has carpeted flooring, a radiator and a UPVC double-glazed bow window to the front elevation.

FIRST FLOOR

Landing

11'5" x 9'8" (3.50 x 2.97)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11'9" x 11'1" (3.60 x 3.40)

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

Bedroom Two

11'10" x 7'10" (3.62 x 2.41)

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

Bedroom Three

11'7" x 7'7" (3.54 x 2.33)

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

Bathroom

8'2" x 5'10" (2.49 x 1.78)

The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property has a block-paved driveway providing off-road

parking, access to the garage, decorative stones, gated access to the rear garden and courtesy lighting.

Garage

17'3" x 8'7" (5.28 x 2.63)

The garage has courtesy lighting, power supply, ample storage space and a shutter door.

Rear

To the rear of the property is a enclosed garden with two paved patio areas, a lawn, a shed, a range of plants and shrubs and fence panelling boundary's.

ADDITIONAL INFORMATION

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.

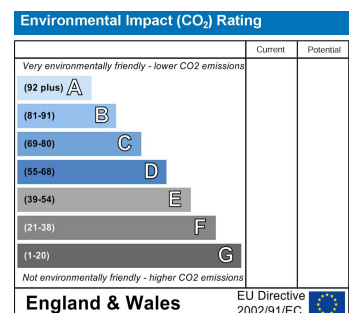
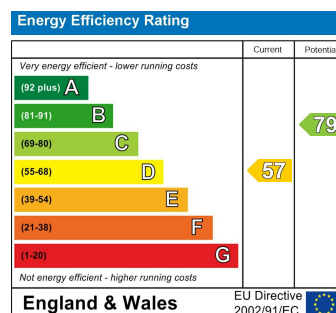
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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