

# HoldenCopley

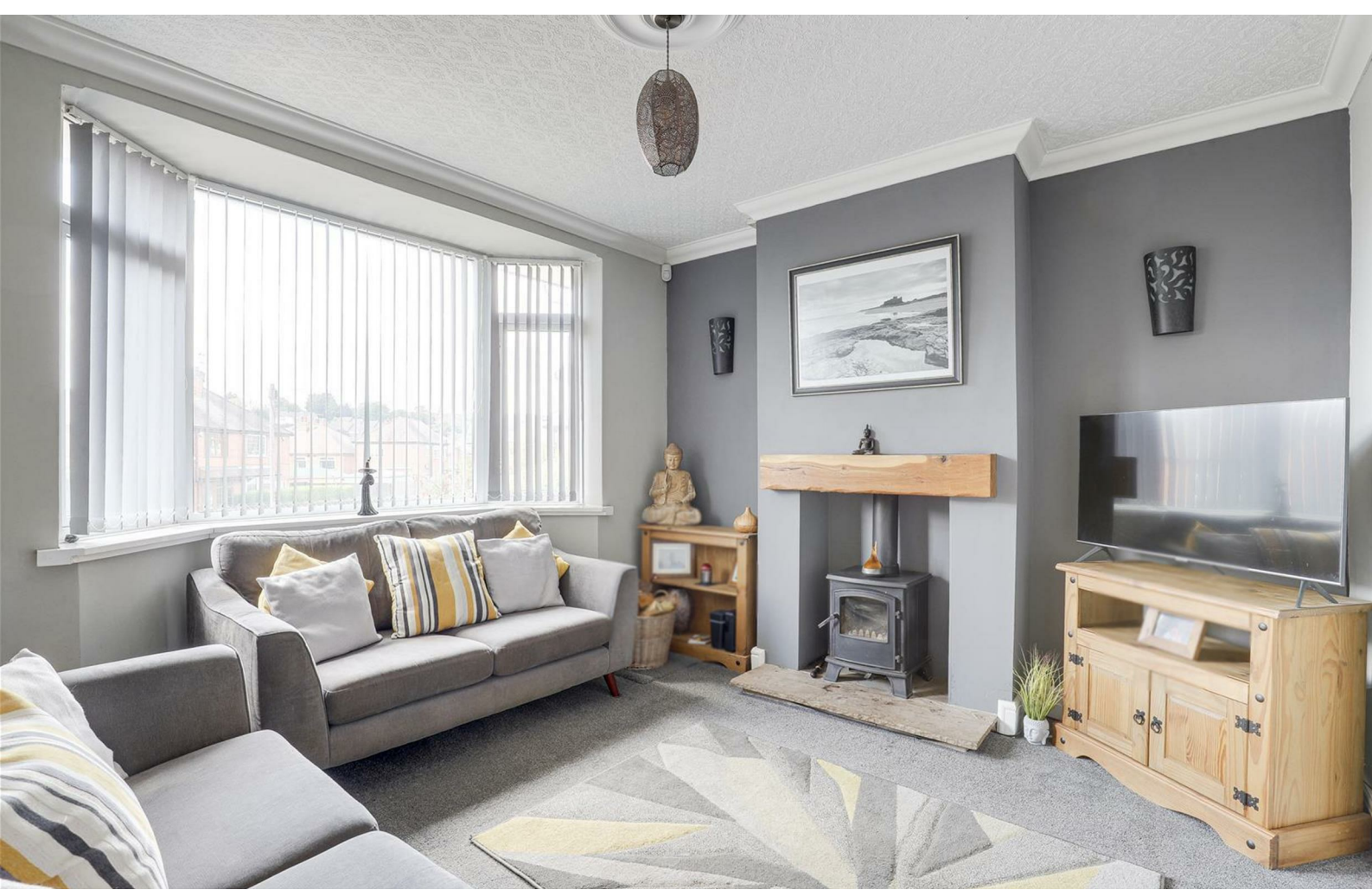
PREPARE TO BE MOVED

Adel Drive, Gedling, Nottinghamshire NG4 3NL

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Guide Price £300,000 - £335,000

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WELL-PRESENTED FAMILY HOME...

Nestled in a quiet cul-de-sac in the sought-after location of Gedling, this exceptionally well-presented three-bedroom semi-detached house offers ample space, making it an ideal choice for first-time buyers or families. The property boasts proximity to local amenities, including Gedling Country Park, excellent school catchments, and convenient commuting links. Upon entering, you are welcomed by an entrance hall that leads into a living room. The ground floor also includes a contemporary fitted breakfast kitchen that seamlessly flows into an open-plan dining area, creating a spacious and inviting environment for entertaining and family meals. Upstairs, the first floor accommodates three well-appointed bedrooms, all serviced by a stylish and modern bathroom suite. The exterior of the property is equally impressive. The front of the house features a driveway providing convenient access to the garage, ensuring plenty of parking space. At the rear, you will discover a fantastic-sized garden, perfect for outdoor living and entertaining. The garden boasts multiple seating areas, courtesy lighting, and a large, well-maintained lawn, offering a serene and versatile space for relaxation and recreation.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen & Open Plan Dining
- Stylish Bathroom Suite
- Fantastic-Sized Gardens
- Driveway & Garage
- Quiet Cul-De-Sac
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has ceramic tiled flooring, carpeted stairs, a radiator, coving to the ceiling, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access into the accommodation.

### Living Room

11'11" into bay x 11'11" (3.65m into bay x 3.65m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a ceiling rose, a TV point, a radiator, and a recessed chimney breast alcove, a wooden beam, and a tiled hearth.

### Dining Room

11'1" x 11'6" (3.39m x 3.51m)

The dining area has ceramic tiled flooring, a radiator, coving to the ceiling, a recessed chimney breast alcove, open plan to the kitchen, and double French doors opening out to the rear garden.

### Kitchen

12'5" x 4'11" (3.81m x 1.51m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, space for a range cooker with an angled extractor fan, space and plumbing for an American-style fridge freezer, space and plumbing for a washing machine, ceramic tiled flooring, tiled splashback, coving to the ceiling, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single UPVC door providing access outdoors.

## FIRST FLOOR

### Landing

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

### Bedroom One

12'0" x 10'9" (3.66m x 3.29m)

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

### Bedroom Two

9'1" x 8'6" (2.79m x 2.61m)

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

### Bedroom Three

8'7" x 6'11" (2.62m x 2.13m)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, and coving to the ceiling.

### Bathroom

7'11" x 4'11" (2.42m x 1.52m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a walk-in shower enclosure with an overhead rainfall shower, wall-mounted fixtures, and a recessed wall alcove, ceramic tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a patio area with hedges, a driveway and double gated access to the garage towards the rear.

### Rear

To the rear of the property is a private enclosed garden with Porcelain patio and gravelled areas, a lawn, a shed, courtesy lighting, and a range of trees, plants and shrubs.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – very low risk of surface water flooding / very low risk of flooding from rivers and the sea

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.

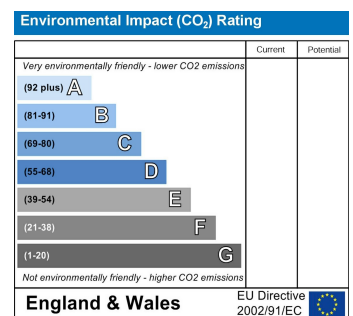
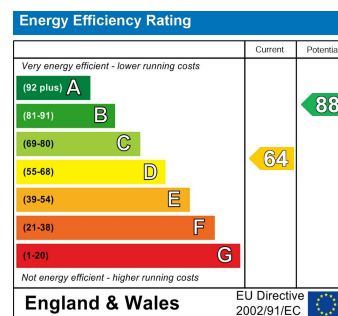
The vendor has advised the following:

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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