

HoldenCopley

PREPARE TO BE MOVED

Coronation Walk, Gedling, Nottinghamshire NG4 4AS

Guide Price £325,000

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GUIDE PRICE £325,000 - £350,000

SPACIOUS FAMILY HOME...

Welcome to this impressive five-bedroom semi-detached house, thoughtfully extended to create a spacious family home and well-presented throughout. Situated in a sought-after location, this property offers easy access to various local conveniences including shops, schools, and excellent transport links. As you step inside, you are greeted by a spacious reception room, perfect for relaxation and entertaining. The heart of the home is the modern kitchen diner, featuring a stunning glass roof that floods the space with natural light and large windows offering views of the rear garden. The ground floor also includes a utility room for added convenience, a versatile studio that can be used as an office or playroom, and a convenient W/C. The upper level boasts five generously sized double bedrooms, each designed with comfort and versatility. A stylish family bathroom with contemporary fixtures and a separate W/C cater to the needs of the residents. To the front of the property, you will find a driveway providing off-road parking and access to the garage, which offers ample storage space. The front garden area includes a well-maintained lawn, adding to the property's kerb appeal. The rear of the house features an enclosed private garden with a lawn, creating a perfect outdoor space.

MUST BE VIEWED





- Semi-Detached House
- Five Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Studio
- Stylish Bathroom
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

8'2" x 2'9" (2.49m x 0.85m)

The porch has tiled flooring, UPVC double-glazed windows surround and a single UPVC door providing access into the accommodation.

Living Room

17'5" x 13'3" (max) (5.31m x 4.06m (max))

The living room has laminate wood-effect flooring, a vertical radiator, a feature fireplace, a UPVC double-glazed window to the front elevation and a single UPVC door providing access from the porch.

Corridor

6'8" x 4'3" (max) (2.04m x 1.31m (max))

The corridor has tiled flooring, carpeted stairs, a radiator and access to the garage.

W/C

3'6" x 2'8" (1.09m x 0.82m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls and tiled flooring.

Kitchen/Diner

16'6" x 10'0" (max) (5.04m x 3.07m (max))

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, hob & dishwasher, recessed spotlights, two vertical radiators, tiled flooring, a feature glass roof and UPVC double-glazed window to the rear elevation.

Pantry

4'2" x 2'6" (1.28m x 0.78m)

The pantry has tiled walls, tiled flooring and ample storage space.

Utility Room

7'9" x 6'3" (max) (2.37m x 1.91m (max))

The utility space has a fitted worktops, space and plumbing for a washing machine, tiled flooring, an in-built storage cupboard that houses the boiler and a UPVC double-glazed window to the rear elevation.

Studio

13'10" x 9'6" (4.23m x 2.91m)

The studio has laminate wood-effect flooring, recessed spotlights, access to the garage and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

12'2" x 10'2" (max) (3.72m x 3.10m (max))

The landing has carpeted flooring, access to the first floor accommodation and access to the partially boarded loft via a dropdown ladder.

Master Bedroom

17'9" x 9'8" (5.43m x 2.95m)

The main bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

13'5" x 10'5" (4.09m x 3.20m)

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

Bedroom Three

10'4" x 7'1" (3.16m x 2.18m)

The third bedroom has laminate wood-effect flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bedroom Four

10'3" x 6'8" (3.13m x 2.04m)

The fourth bedroom has laminate wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Five

9'8" x 9'3" (max) (2.95m x 2.83m (max))

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

Bathroom

6'9" x 6'3" (max) (2.06m x 1.93m (max))

The bathroom has a vanity storage unit with a wash basin, a bath with an overhead rainfall shower head, partially tiled walls, a heated towel rail, recessed spotlights, an extractor fan, vinyl flooring, a Velux window and a UPVC double-glazed window to the rear elevation.

W/C

3'8" x 3'3" (1.12m x 1.01m)

This space has a concealed low level flush W/C, a vanity storage unit with a wash basin, tiled walls, an extractor fan and tiled flooring.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, access to the garage, a lawn and a picket fence boundary.

Garage

20'4" x 9'10" (6.21m x 3.00m)

The garage has power supply, courtesy lighting, ample storage space and an up-and-over door.

Rear

To the rear is an enclosed private garden with a lawn, a summer house and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Superfast 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

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

The vendor has informed us that the loft room has been converted and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

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.

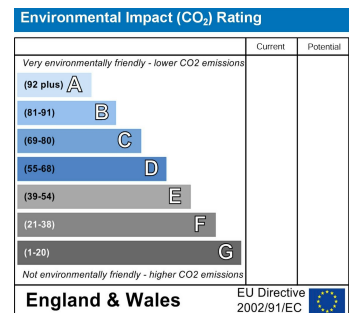
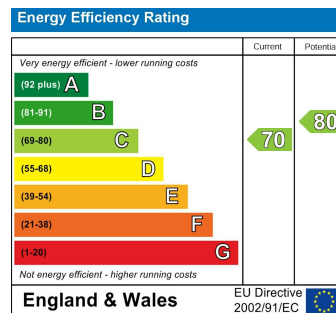
The vendor has advised the following:

Property Tenure is Freehold

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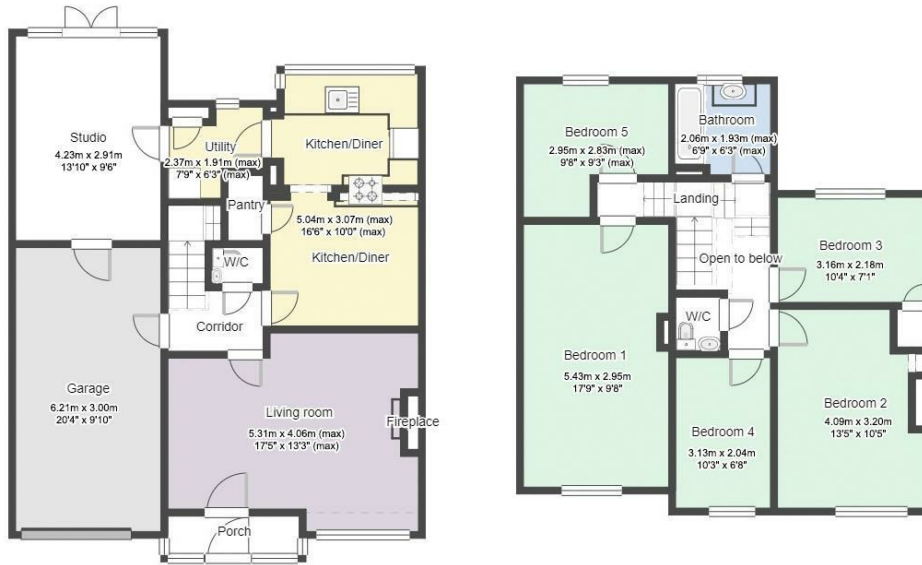
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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