

HoldenCopley

PREPARE TO BE MOVED

Coronation Walk, Gedling, Nottinghamshire NG4 4AP

Guide Price £260,000 - £290,000

Coronation Walk, Gedling, Nottinghamshire NG4 4AQ



GUIDE PRICE £260,000 - £280,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully renovated three-bedroom semi-detached house offers a perfect blend of modern style and comfort, ideal for those seeking a move-in-ready home. Finished to an exceptional standard, the property has undergone extensive improvements, including new plastering, a brand-new bathroom, a stylish modern kitchen, new radiators, and additional electrical outlets for convenience. Located in a desirable area, it is within close proximity to local amenities such as Gedling Country Park, shops, excellent transport links, and great schools. The ground floor opens into a welcoming hallway, leading to a spacious living room. The heart of the home is the contemporary fitted kitchen diner, perfect for cooking and entertaining. Upstairs, there are three generously sized bedrooms, accompanied by a luxurious four-piece bathroom suite. The first floor also offers access to the loft for additional storage space. Outside, the front of the property features a driveway, while the rear boasts a private, south-facing garden. The garden is a true outdoor oasis, complete with patio areas ideal for al fresco dining, a well-maintained lawn, a greenhouse for gardening enthusiasts, and a shed for extra storage. This home is perfect for modern family living, offering stylish interiors and a peaceful, well-appointed outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Stylish Four Piece Bathroom Suite
- Large South Facing Rear Garden
- Driveway
- Renovated Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

14'0" x 5'5" (4.29 x 1.67)

The hallway has Karndean flooring, carpeted stairs, an under the stairs cupboard, a radiator, a UPVC double-glazed window to the side elevation and a single composite door providing access into the accommodation.

Living Room

15'0" x 13'11" (4.58 x 4.25)

The living room has a UPVC double-glazed window to the front elevation, Karndean flooring, two vertical radiators, a recessed chimney breast alcove and coving.

Kitchen Diner

19'9" x 9'1" (6.04 x 2.77)

The kitchen has a range of fitted base and wall units with Quartz worktops, an integrated washing machine, dishwasher and oven, an induction hob, an inset sink with a Quooker tap, Karndean flooring, space for a fridge-freezer, a vertical radiator, space for a dining table set, recessed spotlights, UPVC double-glazed windows to the side and rear elevations and double French doors providing access out to the garden.

FIRST FLOOR

Landing

6'9" x 6'5" (2.07 x 1.96)

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

Master Bedroom

13'2" x 10'4" (4.02 x 3.16)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a recessed chimney breast alcove.

Bedroom Two

10'5" x 9'2" (3.20 x 2.80)

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

Bedroom Three

10'0" x 9'1" (3.06 x 2.79)

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

Bathroom

8'11" x 8'1" (2.72 x 2.48)

The bathroom has a wall-mounted concealed dual flush W/C, a wall-mounted counter top wash basin with storage, a freestanding bath, a walk in shower enclosure with an over the head mains-fed rainfall shower and a hand-held shower, tiled flooring, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is pebbled garden and a driveway with gated access.

Rear

To the rear of the property is a large private south facing garden with various patio areas, a lawn, a greenhouse, a shed, raised planters with mature shrubs and a single wooden gate.

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 - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, most 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 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

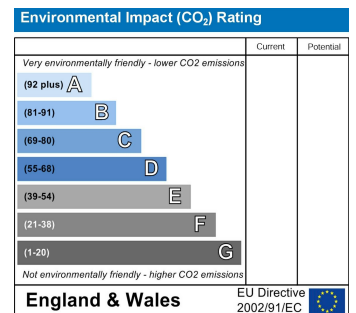
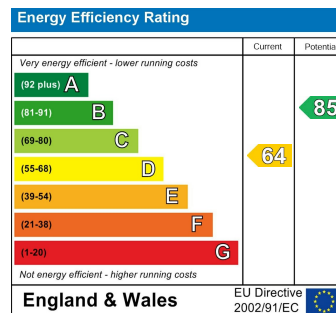
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.



Coronation Walk, Gedling, Nottinghamshire NG4 4AQ



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.
© HoldenCopley

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.