

HoldenCopley

PREPARE TO BE MOVED

Corbett Chase, Gedling, Nottinghamshire NG4 4LU

Guide Price £425,000 - £450,000

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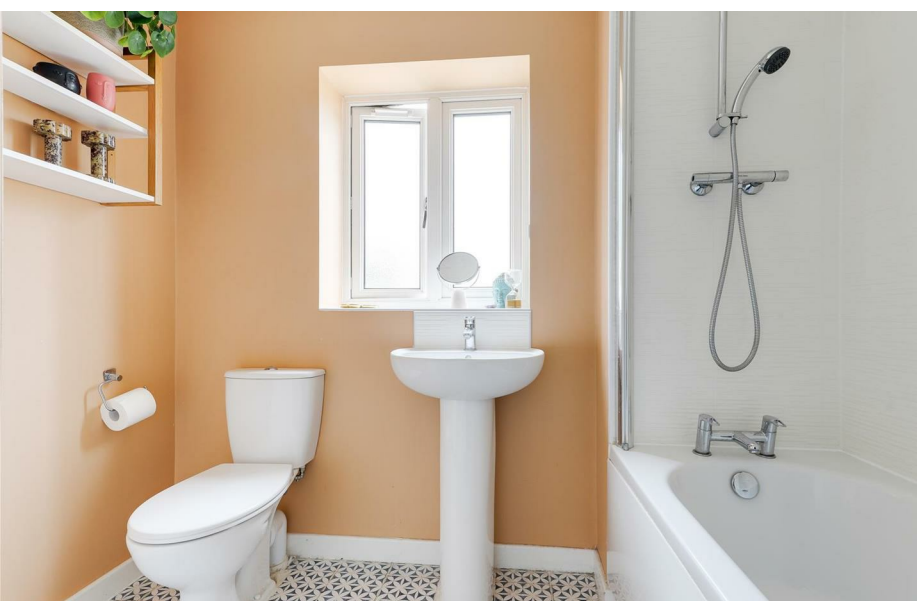
GUIDE PRICE £425,000 - £450,000

NO UPWARD CHAIN...

This well-presented detached family home is situated in a cul-de-sac near Lambley Lane Park, providing convenient access to local amenities, shops, schools, and excellent transport link and would be ideal for a growing family. The property is offered with no upward chain and features modern upgrades, including a Smart central heating system and a Smart CCTV security system with door and window sensors. On the ground floor, you'll find a welcoming hallway with a W/C, a spacious living room featuring a square bay window, and a contemporary kitchen/dining area with French doors opening into the rear garden. The first floor boasts two double bedrooms, including a master with an en-suite, plus a stylish three-piece family bathroom. The second floor includes two additional generously sized double bedrooms. Outside, the front garden is beautifully landscaped with mature plants, and the block-paved driveway leads to a garage and a versatile office room. The garage offers plenty of storage space, as well as lighting and electricity. The rear garden is perfect for entertaining, with a patio area, a built-in stone BBQ and pizza oven, a Pergola, and a lawn with fenced boundaries. The versatile office, complete with lighting, carpeted flooring, and French doors opening to the garden, provides an ideal work-from-home space.

MUST BE VIEWED





- Detached Three-Storey House
- Four Bedrooms
- Living Rooms
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Office
- Garage & Driveway
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

12'9" x 6'6" (3.90 x 2.00)

The hallway has tiled flooring, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

W/C

5'4" x 2'10" (1.65 x 0.88)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, tiled flooring.

Living Room

15'8" x 12'11" (4.80 x 3.94)

The living room has a UPVC double glazed window to the front elevation, a UPVC double glazed square bay window to the side elevation, a TV point, two radiators, and tiled flooring.

Kitchen/diner

15'8" x 9'6" (4.78 x 2.92)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated double oven, a gas ring hob, and extractor fan, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, space for a dining table, a radiator, tiled splash back, tiled flooring, two UPVC double glazed window to the side and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'6" x 3'10" (2.00 x 1.18)

The landing has carpeted flooring, a radiator, and access to the first floor accommodation.

Master Bedroom

11'1" x 9'7" (3.40 x 2.94)

The main bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, wood-effect flooring, and access into the en-suite.

En-Suite

9'6" x 4'3" (2.92 x 1.30)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and tiled flooring.

Bedroom Two

15'8" x 10'0" (4.80 x 3.05)

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

Bathroom

7'10" x 6'4" (2.40 x 1.94)

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower fixture, an extractor fan, an in-built cupboard, a radiator, partially tiled walls, and tiled flooring.

SECOND FLOOR

Upper Landing

6'7" x 4'3" (2.01 x 1.31)

The upper landing has carpeted flooring, an in-built cupboard, a radiator, and access to the second floor accommodation.

Bedroom Three

14'5" x 12'1" (4.40 x 3.70)

The third bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, and wood-effect flooring.

Bedroom Four

14'5" x 11'6" (4.40 x 3.53)

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

OUTSIDE

Front

To the front of the property is courtesy lighting, gravelled areas with established plants shrubs and bushes, a block paved driveway, and access to the garage and versatile office room.

Garage

19'7" x 10'2" (5.97 x 3.10)

The garage has ample storage, lighting, electrics, and an up-and -over door opening out to the driveway.

Rear

To the rear of the property is a patio area, a gravelled area, a stone-built bar-be-que and pizza oven, a Pergola, gravelled boundary, a lawn, a fence panelled boundary, gated access, and access into the versatile office space.

Office

18'6" x 9'7" (5.64 x 2.93)

The office has lighting, electrics, carpeted flooring, and double French doors opening out to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

Council Tax Band Rating - Gedling Borough Council - Band E

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

Management Fee per year £142.00

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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