

HoldenCopley

PREPARE TO BE MOVED

Gardenia Grove, Nottingham, Nottinghamshire NG3 6HZ

Guide Price £260,000 - £280,000

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NO UPWARD CHAIN...

This well-presented semi-detached house is situated in a prime location, offering excellent transport links and close proximity to shops, schools, and various local amenities, making it an ideal home for a growing family. Upon entering the property, you are welcomed by a hallway that leads to a modern fitted kitchen, offering plenty of storage and preparation space for family meals. The ground floor also features a generously sized living room, perfect for relaxing and entertaining. The living room opens into a light-filled conservatory through double French doors, providing a seamless transition to the outdoors. The conservatory is a wonderful space to enjoy year-round and offers direct access to the rear garden. Upstairs, the property boasts three well-proportioned bedrooms, each offering ample space for a family. The first floor also houses a contemporary three-piece bathroom suite, designed with modern fittings and finishes for convenience and comfort. Outside, the property benefits from a well-maintained front area, featuring security lighting, a driveway that provides off-road parking, and access to both the garage and rear garden. The garage is equipped with lighting, electrics, and ample storage space, with an up-and-over door opening onto the driveway. To the rear of the property, there is an enclosed garden with a patio area for outdoor dining, a lawn, and a shed for additional storage. The garden also features a decked seating area, various planted shrubs and bushes, and a secure fence-panelled boundary with gated access—making it the perfect space for children to play or for hosting outdoor gatherings.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway has tiled flooring, carpeted stairs, an in-built cupboard, a UPVC double glazed obscure window to the front elevation, and a UPVC door providing access into the accommodation.

Kitchen

10'11" x 8'0" (3.34m x 2.45m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space and plumbing for a washing machine, a radiator, recessed spotlights, a radiator, tiled flooring, and a UPVC double glazed window to the front elevation.

Living Room

20'3" x 16'2" (6.18m x 4.93m)

The living room has carpeted flooring, a TV point, a feature fireplace with a decorative surround, and sliding patio doors opening into the conservatory.

Conservatory

9'11" x 14'7" (3.03m x 4.45m)

The conservatory has tiled flooring, space for a fridge freezer, a radiator, UPVC double glazed window surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, two in-built cupboards, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

11'0" x 9'10" (3.36m x 3.00m)

The first bedroom has a UPVC double glazed window to the rear elevation, triple fitted wardrobes with sliding mirrored doors, and wood-effect flooring.

Bedroom Two

8'0" x 14'0" (2.45m x 4.27m)

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

Bedroom Three

11'0" x 7'8" (3.36m x 2.35m)

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

Bathroom

7'8" x 5'10" (2.34m x 1.78m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with central mixer taps, a wall-mounted shower fixture and shower screen, recessed spotlights, a chrome heated towel rail, a shaver socket, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is security lighting, a driveway, access to the rear garden, and access into the garage.

Garage

8'2" x 16'7" (2.50m x 5.08m)

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

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a shed, a decked seating area, various planted shrubs and bushes, a fence panelled boundary, and gated access.

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 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.

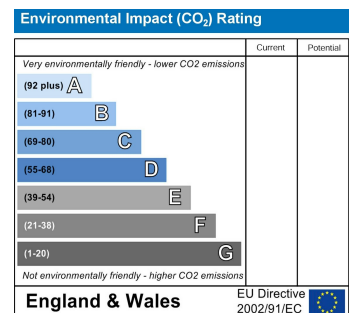
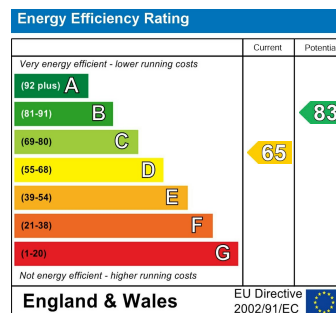
The vendor has advised the following:

Property Tenure is Freehold

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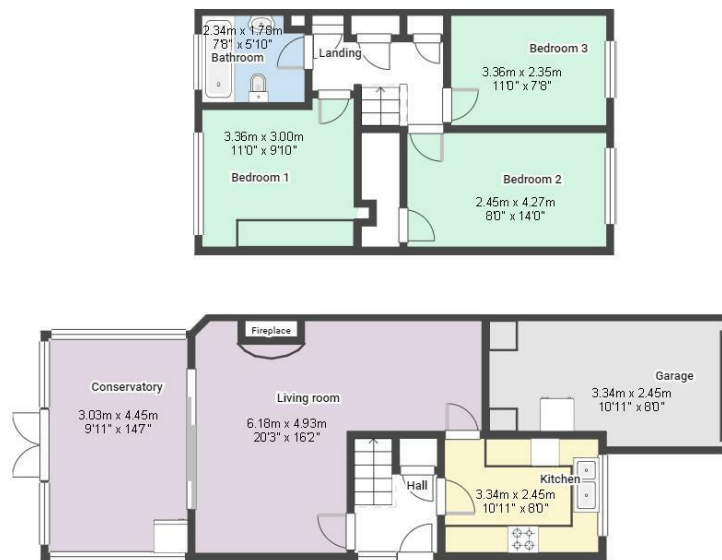
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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