

HoldenCopley

PREPARE TO BE MOVED

Poole Avenue, Gedling, Nottinghamshire NG4 4ND

Guide Price £300,000

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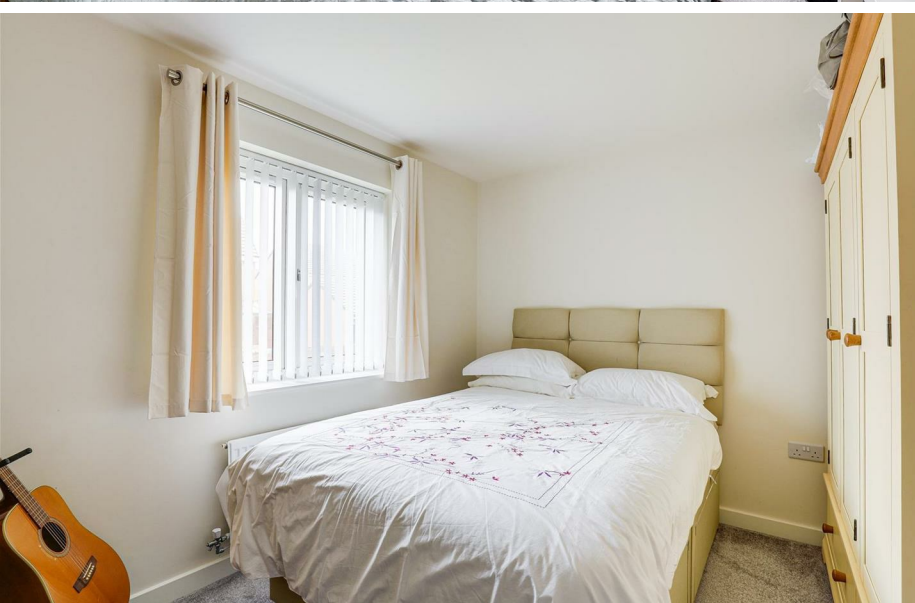
GUIDE PRICE: £300,000 - £325,000

LOCATION, LOCATION, LOCATION...

This beautifully presented three-bedroom detached house, constructed in recent years, offers spacious accommodation perfect for a family buyer. Nestled in a sought-after location, just moments from Gedling Country Park, excellent schools, and convenient commuting links, this home ticks all the boxes for modern family living. The ground floor welcomes you with an entrance porch leading into a generously sized living room, a W/C, and a modern fitted kitchen diner equipped with a range of integrated appliances. Upstairs, the first floor boasts three well-proportioned double bedrooms, including a master with a private en-suite, alongside a contemporary family bathroom. Outside, the property features a driveway with access to the integral garage, providing ample off-road parking, while the private, enclosed rear garden offers the perfect space for relaxation or outdoor entertaining.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C
- Bathroom & En-Suite
- Driveway & Integral Garage
- Private Garden
- Security Alarm Fitted
- Popular Location





GROUND FLOOR

Entrance Porch

4'0" x 3'8" (1.22m x 1.14m)

The entrance porch has carpeted flooring, a radiator, wall-mounted coat hooks, and a single composite door providing access into the accommodation.

Living Room

11'1" x 14'1" (3.38m x 4.30m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a TV point.

Hall

7'4" x 2'9" (2.25m x 0.86m)

The inner hall has carpeted flooring and a radiator.

W/C

4'11" x 3'3" (1.52m x 1.01m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, wood-effect flooring, an extractor fan, and a radiator.

Kitchen Diner

20'2" x 9'2" (6.17m x 2.80m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, an integrated dishwasher, an integrated fridge and freezer, an integrated washing machine, space for a dining table, tiled flooring, tiled splashback, a radiator, an in-built under-stair cupboard, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

6'4" x 6'10" (1.93m x 2.08m)

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

Master Bedroom

11'2" x 10'8" (3.41m x 3.26m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a fitted sliding mirrored door wardrobe, and access into the en-suite.

En-Suite

5'3" x 4'5" (1.62m x 1.37m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage, a shower enclosure with a mains-fed shower, partially tiled walls, wood-effect flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'4" x 9'1" (max) (3.77m x 2.77m (max))

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

Bedroom Three

10'11" x 9'3" (3.35m x 2.83m)

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

Bathroom

8'10" x 6'6" (2.70m x 2.00m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage, a panelled bath with an overhead shower fixture, partially tiled walls, wood-effect flooring, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the integral garage, courtesy lighting, a range of plants and shrubs, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with a patio area, an outdoor tap, an external power socket, a lawn with a planted border, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps (upload)
- Phone Signal – Likely to get 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Area - very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

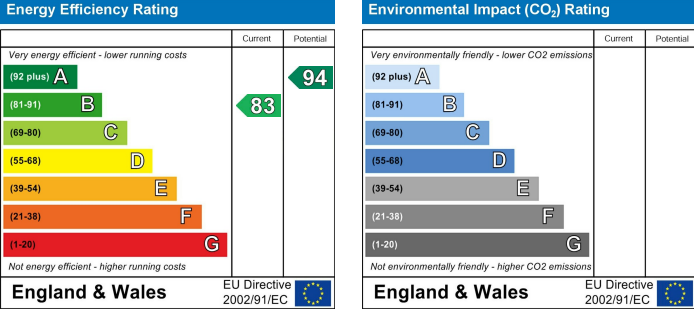
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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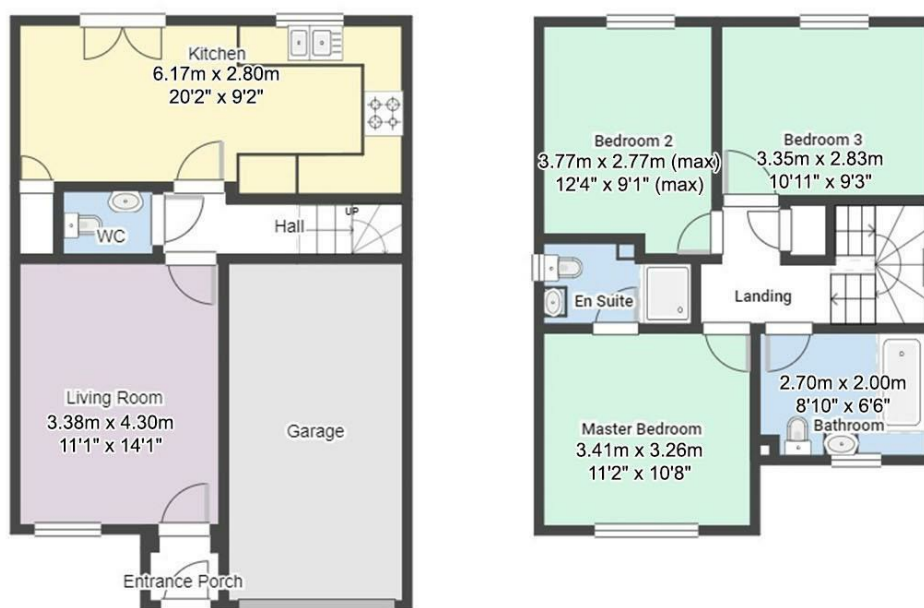
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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