

HoldenCopley

PREPARE TO BE MOVED

Chesterfield Avenue, Gedling, Nottinghamshire NG4 4GE

Guide Price £180,000 - £210,000

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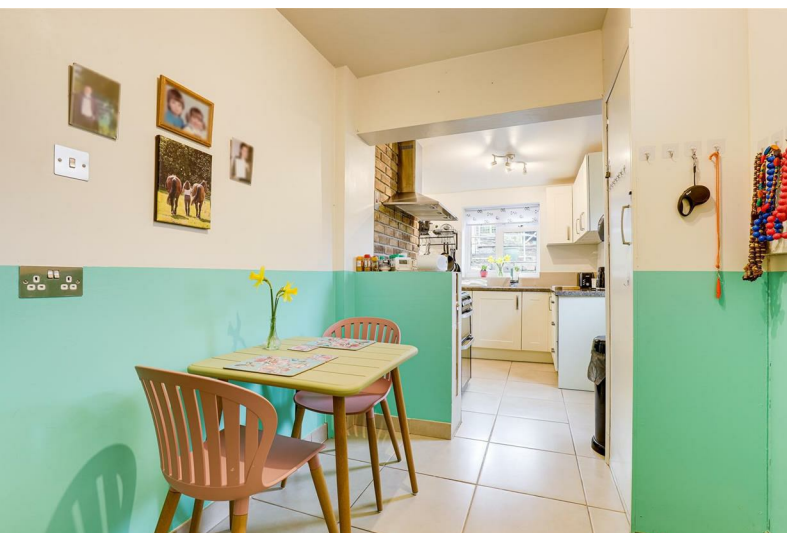


GUIDE PRICE: £180,000 - £200,000

LOCATION, LOCATION, LOCATION...

Perched in an elevated position, this deceptively spacious three-bedroom semi-detached bungalow enjoys breathtaking views over Gedling Country Park, offering a perfect blend of comfort and convenience. Ideally located close to a range of local amenities and excellent transport links, this well-presented home is perfect for those seeking a peaceful yet well-connected setting. The bright and airy interior comprises an inviting entrance hall, a living room, and a dining area that seamlessly flows into the fitted kitchen. Three well-proportioned double bedrooms are complemented by a wet-room style shower suite. Outside, the property benefits from a driveway providing off-road parking for two cars, with steps leading to the welcoming front entrance. To the rear, the stunning south-facing multi-level garden is a true highlight, featuring a variety of seating areas, perfect for relaxing while taking in the scenic surroundings.

MUST BE VIEWED





- Extended Semi-Detached Bungalow
- Three Bedrooms
- Living Room
- Open Plan Fitted Kitchen & Dining Room
- Wet-Room Style Shower Suite
- Driveway For Two Cars
- South-Facing Multi Level Garden
- Views Of Gedling Country Park
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

13'1" x 2'11" (4.01m x 0.91m)
The entrance hall has tiled flooring, a radiator, wall-mounted coat hooks, access to the loft with lighting via a drop-down ladder, and a single UPVC door providing access into the accommodation.

Living Room

10'6" x 11'11" (3.21m x 3.64m)
The living room has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and a TV point.

Dining Room

6'10" x 14'2" (2.09m x 4.34m)
The dining room has tiled flooring, a radiator, a UPVC double-glazed window, an in-built cupboard, and open plan to the kitchen.

Kitchen

4'5" x 12'10" (1.37m x 3.93m)
The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and drainer, space or various appliances, an extractor hood, tiled flooring, tiled splashback, an exposed brick feature wall, a radiator, UPVC double-glazed windows, and a single stable-style UPVC door providing access to the garden.

Master Bedroom

9'5" x 11'6" (2.88m x 3.51m)
The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, coving to the ceiling, and a fitted sliding mirrored door wardrobe.

Bedroom Two

8'7" x 10'2" (2.64m x 3.12m)
The second bedroom has a UPVC double-glazed obscure window, carpeted flooring, and a radiator.

Bedroom Three

8'7" x 9'8" (2.64m x 2.96m)
The third bedroom has a UPVC double-glazed window, tiled flooring, and a radiator.

Bathroom

5'4" x 10'0" (1.64m x 3.06m)
The bathroom has a low level dual flush WC, a countertop wash basin with fitted storage underneath, a wet room style shower with a mains-fed shower, vinyl flooring, fully tiled walls, a chrome heated towel rail, and a UPVC double-glazed window.

OUTSIDE

Front

To the front of the property is a driveway for two cars and steps leading up to access the front door.

Rear

To the rear of the property is a south-facing multi-level garden with patio areas and pathway, a lawn, rockery, a range of mature trees, plants and shrubs, an elevated decking area, a timber-built shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal – Good 4G / 5G 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+
Flood Risk Area - Very low risk
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

DISCLAIMER

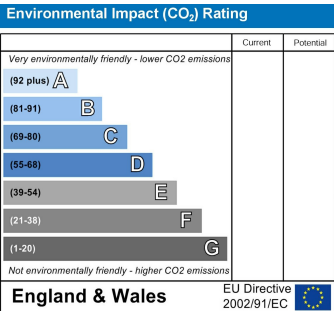
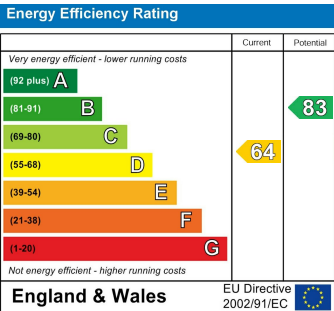
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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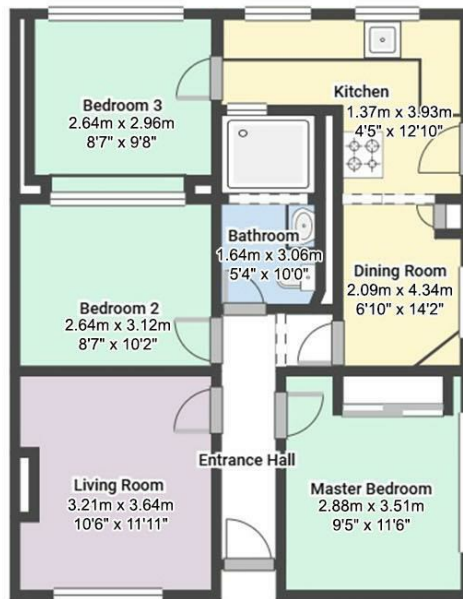
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

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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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