

HoldenCopley

PREPARE TO BE MOVED

Waverley Avenue, Gedling, Nottinghamshire NG4 3HH

Guide Price £375,000 - £395,000

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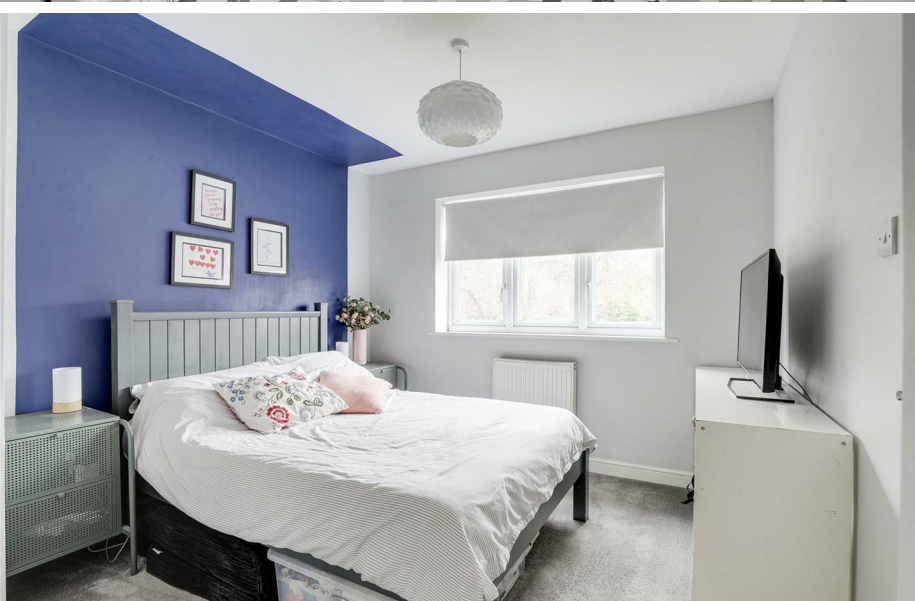
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THE PERFECT-SIZED FAMILY HOME...

Situated in the highly sought-after area of Gedling, this spacious four-bedroom detached home has been thoughtfully upgraded over the years to provide the perfect space for a growing family. Boasting a prime location close to local amenities, excellent school catchments, and the picturesque Gedling Country Park, this home offers both comfort and convenience. The ground floor welcomes you with an entrance hall, leading into a generous living room and a separate dining room, ideal for entertaining. The fitted kitchen provides ample storage and workspace, while a conservatory offers additional versatile living space with views over the garden. A four-piece bathroom suite completes the ground floor. Upstairs, four well-proportioned bedrooms are serviced by two bathroom suites, ensuring plenty of space for the whole family. Externally, the property features a large driveway providing ample off-road parking, with access to a small garage for storage. To the rear, a fantastic-sized garden boasts a patio area and an extensive lawn, perfect for outdoor relaxation and entertaining. This well-presented home is ideal for families looking to settle in a prime location with excellent transport links and local attractions.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three Bathroom Suites
- Large Driveway
- Generous-Sized Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'0" x 15'8" (2.14m x 4.79m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs, an in-built under-stair cupboard, an electrical switchboard, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

27'1" x 11'6" (8.26m x 3.52m)

The extensive living room has a UPVC double-glazed bay window to the front elevation, oak-effect flooring, a recessed chimney breast alcove with a feature fireplace and tiled hearth, a TV point, a radiator, an in-built storage cupboard, space for additional seating, and full height windows with a door leading into the dining room.

Dining Room

9'10" x 9'6" (3.01m x 2.90m)

The dining room has wood-effect flooring, a radiator, and a sliding patio door opening out to the rear garden.

Kitchen

8'1" x 19'3" (2.48m x 5.89m)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated double oven, an electric hob with an extractor fan, space for a fridge freezer, space and plumbing for a washing machine and a tumble-dryer, tiled splashback, tiled flooring, two single-glazed windows to the rear elevation, a UPVC double-glazed window to the side elevation, and a single UPVC door to access the garden.

Conservatory

6'5" x 11'0" (1.96m x 3.36m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, windows to the side and rear elevation, and a single door providing access to the garden.

Bathroom

8'0" x 10'5" (2.46m x 3.18m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure, a radiator, partially tiled walls, tiled flooring, ceiling tiles, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'0" x 20'3" (2.45m x 6.19m)

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

Bedroom One

10'0" x 14'8" max (3.07m x 4.48m max)

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

Bedroom Two

11'10" x 10'7" (3.63m x 3.24m)

The second bedroom, which is currently being utilised as a living space, has a UPVC double-glazed window to the front elevation, wooden flooring, and a radiator.

Bedroom Three

7'3" x 11'6" (2.21m x 3.52m)

The third bedroom has a skylight window, wooden flooring, and a radiator.

Bedroom Four

8'2" x 12'11" max (2.50m x 3.94m max)

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

Bathroom

7'3" x 7'11" (2.23m x 2.43m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a panelled bath with a twin rainfall shower and a shower screen, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Shower Room

4'4" x 5'3" (1.33m x 1.62m)

This space has a low level flush W/C, a wash basin, a corner fitted shower enclosure, a chrome heated towel rail, tiled flooring, tiled splashback, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking along with access to the garage towards the rear.

Rear

To the rear of the property is a private enclosed garden with a patio area, a large lawn, a range of mature trees, plants and shrubs, 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 - High risk for rivers & sea / low risk for surface water

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

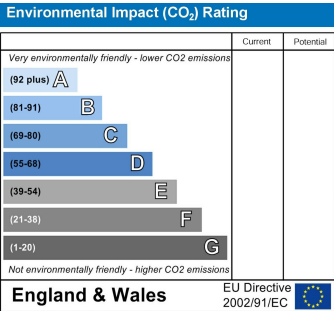
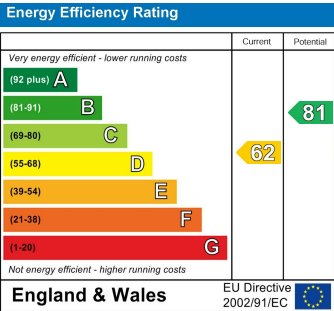
The vendor has advised the following:

Property Tenure is Freehold

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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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