

# HoldenCopley

PREPARE TO BE MOVED

Wollaton Avenue, Gedling, Nottinghamshire NG4 4HY

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Guide Price £280,000



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GUIDE PRICE: £280,000 - £300,000

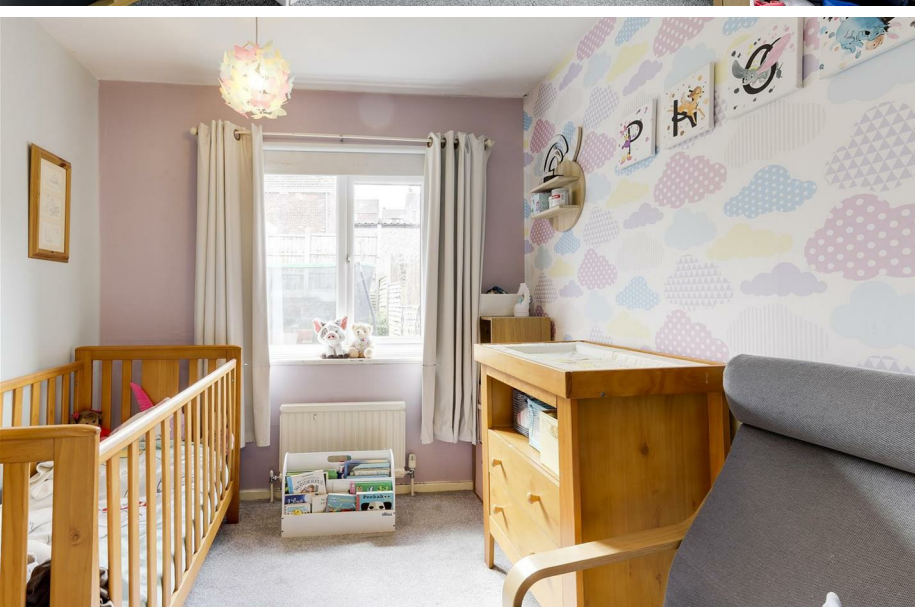
### SEMI-DETACHED FAMILY HOME...

This well presented four-bedroom semi-detached home offers deceptively spacious accommodation, making it an ideal choice for a family buyer. Situated in a popular location, the property benefits from close proximity to Gedling Country Park, a range of local shops, excellent transport links, and well-regarded school catchments. The ground floor boasts a hallway leading into a spacious reception room, perfect for relaxation and entertaining. The heart of the home is the modern fitted kitchen diner, offering a stylish and functional space for family meals, complemented by a separate utility room and a convenient W/C. Upstairs, the first floor features four well-proportioned bedrooms, providing ample space for a growing family, along with a four-piece bathroom suite. There is also loft access, offering additional storage potential. Externally, the property continues to impress, with a driveway to the front, providing off-road parking. To the rear, a private tiered garden offers a patio and lawned areas, creating a versatile outdoor space for relaxation, play, or entertaining. Additionally, the home benefits from a newly installed boiler and HIVE heating, ensuring enhanced energy efficiency and comfort throughout the year. With its modern presentation, spacious layout, and prime location, this property is a fantastic opportunity for families looking for a ready-to-move-in home.

MUST BE VIEWED







- Semi-Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen Diner
- Ground Floor W/C & Utility Room
- Four Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Popular Location
- New Boiler











GROUND FLOOR

Hallway

11'6" x 5'9" (3.51 x 1.77)

The hallway has a UPVC double-glazed obscure window to the front elevation, wooden flooring, carpeted stairs, a radiator, a dado rail and a single UPVC door providing access into the accommodation.

Living Room

18'7" x 13'3" (5.67 x 4.04)

The living room has UPVC double-glazed windows to the rear elevation, wooden flooring, a radiator, a TV point and a feature fireplace with a decorative surround.

Kitchen

12'2" x 9'2" (3.73 x 2.81)

The kitchen has a range of shaker style fitted base and wall units with wooden worktops and a breakfast bar, an integrated oven, dishwasher and hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for an American style fridge-freezer, laminate flooring, coving and a UPVC double-glazed window to the front elevation.

Dining Room

15'7" x 8'11" (4.75 x 2.72)

The dining room has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator and coving.

Utility Room

6'10" x 6'2" (2.09 x 1.89)

The utility room has a fitted wall unit with a wine rack, a fitted wooden worktop, space and plumbing for a washing machine, space for a fridge-freezer, tile-effect flooring and a UPVC door providing access out to the garden.

W/C

6'9" x 2'3" (2.08 x 0.71)

This space has a low level flush W/C, a wash basin with fitted storage and a tiled splashback, tile-effect flooring, a chrome heated towel rail and an extractor fan.

FIRST FLOOR

Landing

The landing has carpeted flooring, wall-mounted light fixtures, a dado rail, access into the loft and provides access to the first floor accommodation.

Master Bedroom

12'5" x 10'4" (3.80 x 3.16)

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

Bedroom Two

23'4" x 9'2" (7.13 x 2.81)

The second bedroom has UPVC double-glazed windows to the front and rear elevation, laminate flooring, a radiator, wall-mounted light fixtures, wooden beams to the ceiling and walls and UPVC double French doors providing access out to the garden.

Bedroom Three

9'6" x 7'8" (2.92 x 2.34)

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

Bedroom Four

8'7" x 8'0" (2.63 x 2.44)

Bathroom

8'7" x 7'5" (2.62 x 2.27)

The bathroom has a low level flush W/C, a countertop wash basin with fitted storage, a fitted panelled double-ended bath with jacuzzi jets, a fitted shower enclosure with a mains-fed shower, laminate flooring, tiled walls, waterproof wall panels, a heated towel rail and UPVC double-glazed obscure windows to the front elevation.

OUTSIDE

Front

To the front is a driveway, a garden with a lawn and mature shrubs and a shed/storage unit.

Rear

To the rear is a private tiered garden with a fence panelled boundary, a patio, a lawn and various plants.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
- 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G & 5G & some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

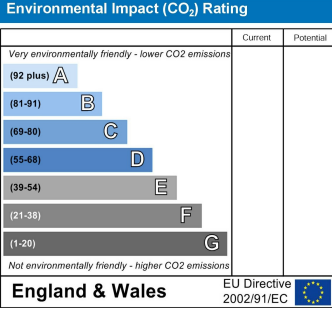
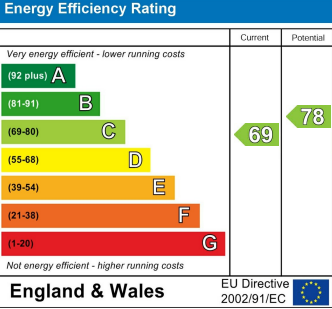
Council Tax Band Rating - Gedling Borough Council - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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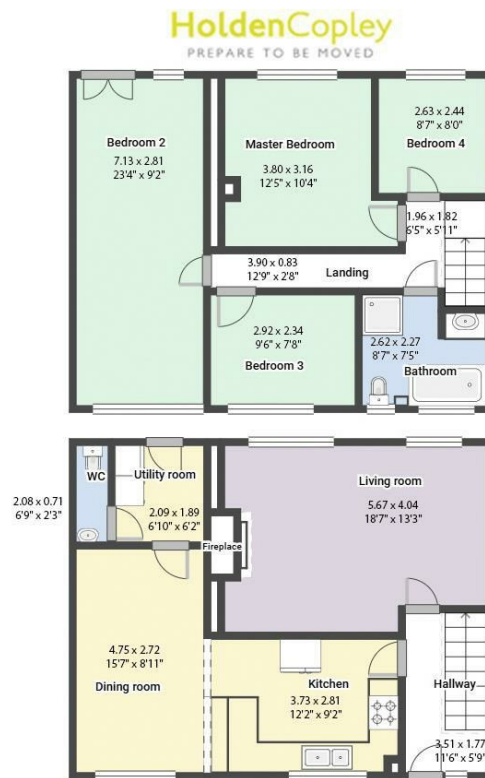
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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