

# HoldenCopley

PREPARE TO BE MOVED

Ibbinson Court, Gedling, Nottingham NG4 4NG

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Guide Price £360,000 - £370,000

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#### DETACHED FAMILY HOME...

This four-bedroom detached home, built just four years ago, offers deceptively spacious and well-presented accommodation, making it the perfect choice for a family looking to move straight in. Situated in a popular location, the property is within close proximity to a range of local amenities, including Gedling Country Park, shops, excellent transport links, and great schools. Upon entering, you are welcomed by an entrance hall leading to a convenient downstairs W/C. The heart of the home is the modern fitted kitchen, featuring a kitchen island and double French doors that open onto the rear garden, creating a seamless indoor-outdoor flow. A generously sized reception room provides the ideal space for relaxation and entertaining. The first floor hosts two well-proportioned bedrooms, including a master suite with its own private en-suite, as well as a contemporary three-piece family bathroom. The second floor offers two additional spacious bedrooms, perfect for growing families or home office space. Externally, the property benefits from a driveway and a garage, providing ample off-road parking. To the rear, a private and enclosed garden features a patio seating area and a well-maintained lawn, offering the perfect setting for outdoor enjoyment. This beautiful home combines modern living with a prime location, making it a must-see for family buyers.

MUST BE VIEWED







- Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

11'8" max x 6'7" (3,57m max x 2.02m)

The entrance hall has wood-effect flooring, carpeted stairs, a built-in cupboard, a radiator and a composite door providing access into the accommodation.

W/C

5'4" x 2'11" (1.65m x 0.89m)

This space has a low level W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Kitchen

15'10" x 9'5" (4.83m x 2.88m)

The kitchen has a range of fitted shaker style base and wall units with worktops and a matching kitchen island, an integrated oven and dishwasher, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space for a fridge, wood-effect flooring, a radiator, UPVC double-glazed windows to the front and side elevations and UPVC double French doors providing access out to the garden.

Living Room

15'9" x 15'3" into bay (4.81m x 4.67m into bay)

The living room has a UPVC double-glazed square bay window to the side elevation, a UPVC double-glazed window to the front elevation, carpeted flooring and two radiators.

FIRST FLOOR

Landing

6'5" x 3'7" (1.97m x 1.10m)

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Master Bedroom

11'2" x 9'8" (3.42m x 2.97m)

The main bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator and access into the en-suite.

En-Suite

9'8" x 4'3" (2.95m x 1.32m)

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

Bedroom Two

15'10" max x 10'0" (4.85m max x 3.07m)

The second bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring and a radiator.

Bathroom

7'10" max x 6'4" (2.40m max x 1.94m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with a mains-fed shower and a glass shower screen, a built-in cupboard, wood-effect flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Landing

6'4" x 3'1" (1.95m x 0.95m)

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

Bedroom Three

13'6" max x 12'4" (4.13m max x 3.78m)

The third bedroom has UPVC double-glazed windows to the front and side elevations, carpeted flooring, a radiator and eaves storage.

Bedroom Four

13'6" max x 11'6" (4.13m max x 3.52m)

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

OUTSIDE

Outside is a garage and a driveway and a private rear garden with a fence panelled boundary, a patio, a lawn, an outdoor tap and a single wooden gate.

Garage

16'4" x 8'2" (5.00m x 2.50m)

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 – 3G, 4G & 5G 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 E  
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.

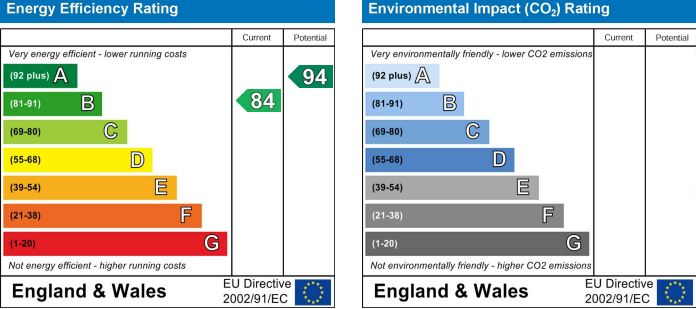
The vendor has advised the following:  
Property Tenure is Freehold  
Service Charge in the year marketing commenced (£PA): £141.96

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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