

# HoldenCopley

PREPARE TO BE MOVED

Axford Close, Gedling, Nottinghamshire NG4 4BB

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£395,000

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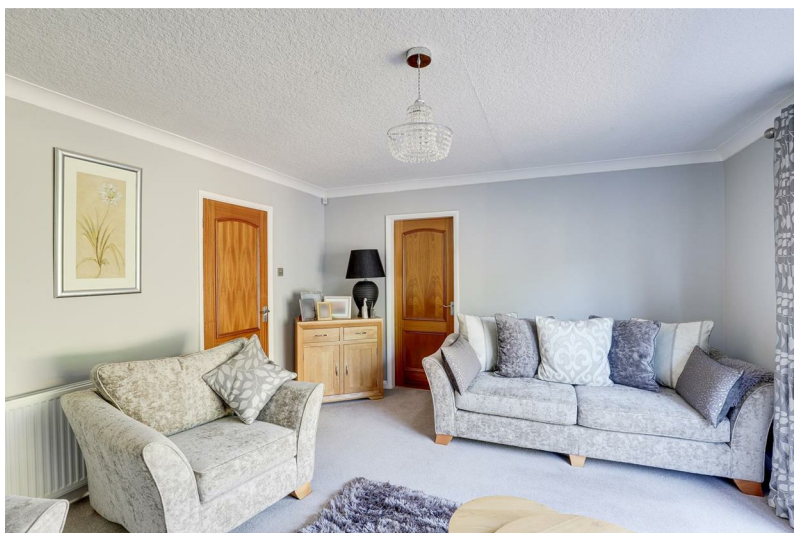




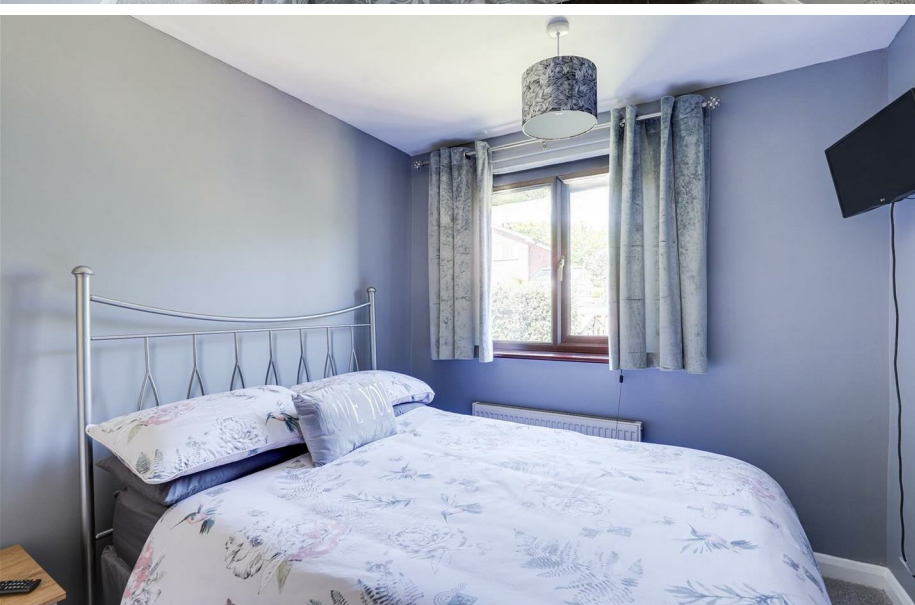
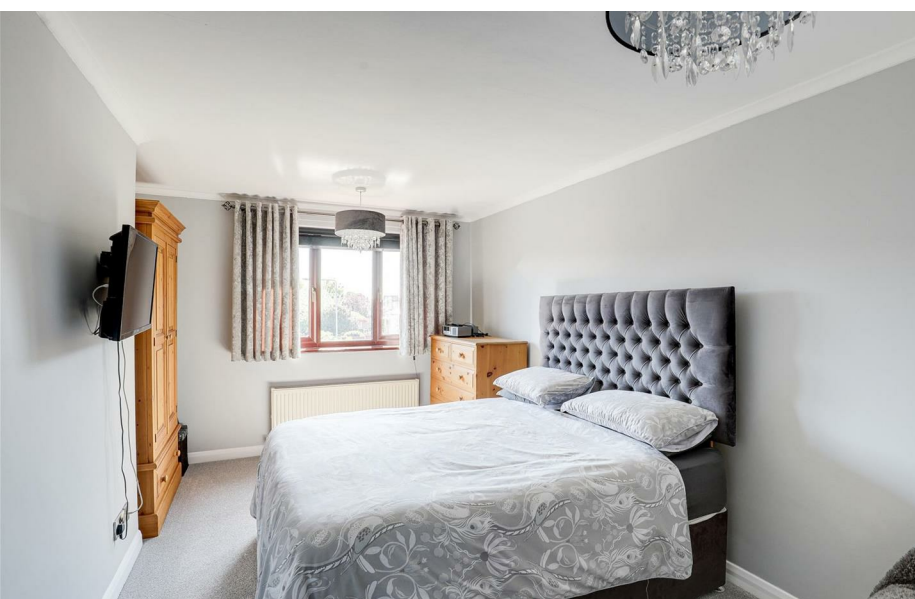
## BEAUTIFULLY PRESENTED FAMILY HOME...

This four-bedroom detached house is beautifully presented and offers the perfect blend of space, comfort and practicality making it an ideal purchase for any growing family. Situated in a sought-after location, the property is within easy reach of excellent local amenities, shops, well-regarded schools and picturesque green spaces including Gedling Country Park, perfect for weekend strolls and outdoor activities. Upon entering, you are welcomed into an entrance hall which gives access to a modern kitchen featuring a range of integrated appliances, a breakfast bar, and open-plan access to the dining area, ideal for entertaining and everyday family meals. The generous living room offers a bright and airy feel with sliding patio doors that lead out to the rear garden, while a convenient ground floor W/C completes the ground level. Upstairs, the first floor hosts a well-proportioned master bedroom benefitting from a private en-suite, along with three further double bedrooms all served by a three-piece family bathroom suite. Outside, the property boasts a driveway providing off-street parking for multiple vehicles, along with access to a garage for additional storage. To the rear is an enclosed garden featuring a patio seating area, lawn, shed and a set of steps leading to a charming summer house – offering a peaceful retreat or potential workspace.

MUST BE VIEWED







- Detached House
- Four Double Bedrooms
- Spacious Living Room
- Open Plan Dining Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- En-Suite & Ground Floor W/C
- Driveway & Integral Garage
- Enclosed Rear Garden
- Popular Location











GROUND FLOOR

Entrance Hall

13\*8" x 6\*0" (4.19m x 1.84m)

The entrance hall has laminate flooring, carpeted stairs, coving to the ceiling, a dado rail, a radiator, an in-built cupboard, recessed spotlights, and a UPVC door with a stained-glass-insert providing access into the accommodation.

Kitchen

13\*9" x 8\*11" (4.20m x 2.72m)

The kitchen has fitted shaker-style base and wall units with worktops, a composite sink and a half with a swan neck mixer tap and a drainer, an integrated double oven and microwave, a hob with a splashback and extractor fan, an integrated fridge freezer and dishwasher, a breakfast bar, recessed spotlights, coving to the ceiling, laminate flooring, UPVC double-glazed windows to the front and side elevations, a UPVC door proving side access, and open access in to the dining room.

Dining Room

13\*3" x 8\*11" (4.04m x 2.72m)

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

Living Room

15\*5" x 13\*2" (4.70m x 4.03m)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a hearth and decorative surround, a radiator, a TV point, and a sliding patio door opening out onto the rear garden.

W/C

5\*6" x 4\*10" (1.68m x 1.49m)

This space has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, a dado rail, laminate flooring, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

6\*9" x 6\*2" (2.08m x 1.90m)

The landing has carpeted flooring, a dado rail, recessed spotlights, access to the boarded loft with lighting via a pull-down ladder, and provides access to the first floor accommodation.

Master Bedroom

13\*10" max x 12\*0" min (4.23m max x 3.67m min)

The master bedroom has carpeted flooring, coving to the ceiling, recessed spotlights, a radiator, a UPVC double-glazed window to the front elevation, and access to the en-suite.

En-Suite

8\*10" max x 4\*10" (2.70m max x 1.48m)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a mains fed shower, a chrome heated radiator, floor-to-ceiling tiling, recessed spotlights, and a UPVC double-glazed window to the side elevation.

Bedroom Two

17\*3" max x 10\*9" max (5.26m max x 3.30m max)

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

Bedroom Three

10\*2" x 8\*3" (3.12m x 2.54m)

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

Bedroom Four

9\*6" x 8\*11" (2.92m x 2.72m)

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

Bathroom

6\*11" x 6\*7" (2.11m x 2.01m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled corner bath with a wall-mounted electric shower, a heated towel rail, cushioned vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway for off-street parking, a lawn, various plants and shrubs, and access to the integral garage.

Garage

16\*5" x 8\*6" (5.02m x 2.61m)

The garage has lighting and an up-and-over door.

Rear

To the rear of the property is an enclosed garden with a brick-paved patio area, a shed, a lawn, steps leading up to a summer house, various mature trees and shrubs, an electric socket, an outside tap, external lighting, and a mixutre of hedge and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G/5G
- 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
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

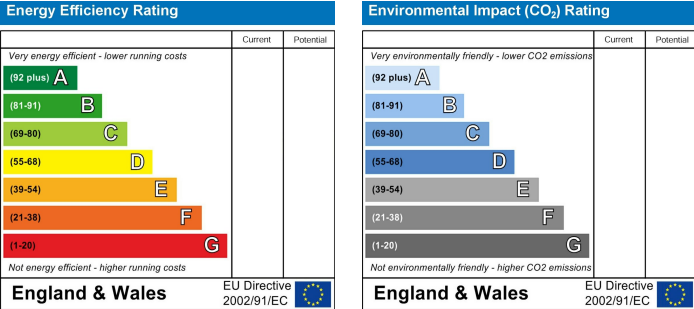
DISCLAIMER

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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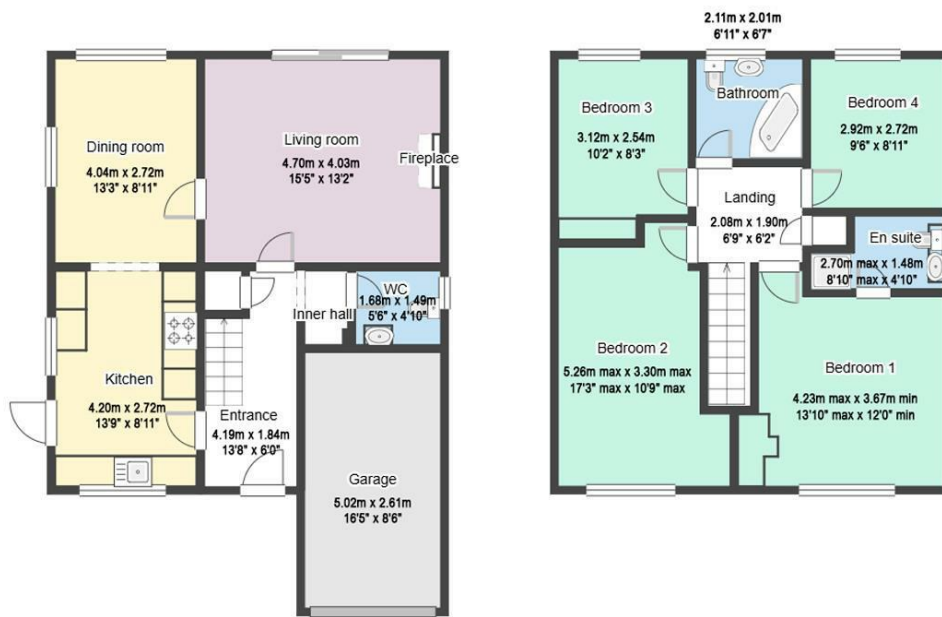
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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