

HoldenCopley

PREPARE TO BE MOVED

Ashwater Drive, Gedling, Nottinghamshire NG3 5SJ

Guide Price £350,000 - £370,000

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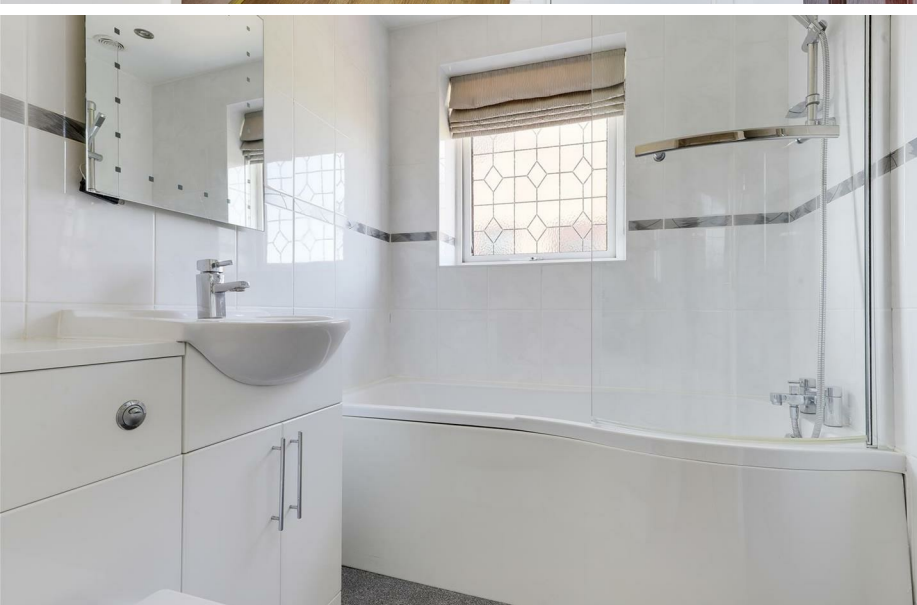
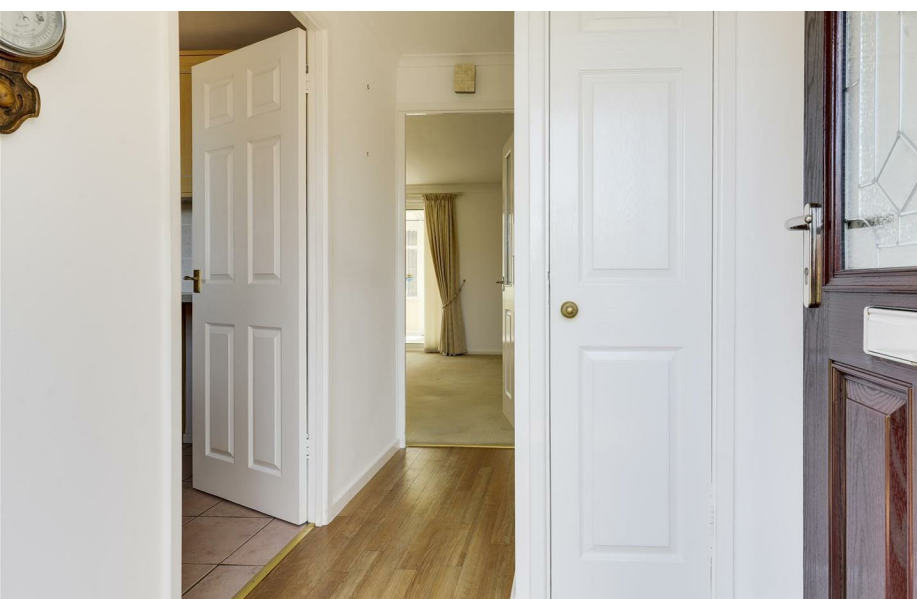
GUIDE PRICE £350,000 - £370,000

NO UPWARD CHAIN...

Situated in a highly regarded and sought-after location, within easy reach of Gedling Country Park, this detached bungalow offers a fantastic opportunity for those seeking single-storey living. With excellent access to local amenities, shops, and transport links, the property is ideally placed for convenience and lifestyle. Internally, the accommodation comprises an entrance hall leading into a well-appointed fitted kitchen and a spacious lounge diner, which provides plenty of room for both relaxing and entertaining. Sliding doors open into the conservatory, offering a bright and versatile space with access out to the rear garden. The bungalow also benefits from three bedrooms and a three-piece bathroom suite. Outside, the front of the property features a well-maintained planted area with a variety of shrubs and bushes, gated access to the rear garden, and a block-paved driveway providing off-road parking and access to a double garage. To the rear, you'll find a private enclosed garden with a patio seating area, a lawn, and an array of mature plants and shrubs, all enclosed by fence panel boundaries for added privacy.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Lounge/Diner
- Conservatory
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Double Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

8*7" x 5*10" (2.64 x 1.78)

The entrance hall has wood-effect flooring, two in-built cupboards, a radiator, coving to the ceiling, and a composite door providing access into the accommodation.

Kitchen

11*5" x 7*10" (3.49 x 2.41)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven with a ceramic hob and extractor hood, an integrated fridge, space and plumbing for a washing machine, recessed spotlights, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the front elevation, and a door opening to the side elevation.

Lounge/Diner

22*11" x 12*0" (7.01 x 3.66)

The lounge/diner has a UPVC double glazed window to the rear elevation, two radiators, a feature fire place with a brick-effect surround and tiled hearth, coving to the ceiling, carpeted flooring, and sliding patio doors opening to the conservatory.

Conservatory

11*10" x 7*7" (3.61 x 2.33)

The conservatory has carpeted flooring, a radiator, a UPVC double glazed surround, a Polycarbonate roof, and French door opening to the rear garden.

Inner Hallway

5*3" x 4*10" (1.61 x 1.48)

The inner hallway has carpeted flooring, and access into the boarded loft with lighting via a pull-down ladder.

Master Bedroom

13*1" x 9*8" (3.99 x 2.95)

The main bedroom has a UPVC double glazed window to the rear elevation, a dado rail, a radiator, coving to the ceiling, two fitted wardrobes, and carpeted flooring.

Bedroom Two

10*3" x 9*11" (3.14 x 3.04)

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

Bedroom Three

9*3" x 7*5" (2.84 x 2.27)

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

Bathroom

6*7" x 5*6" (2.03 x 1.68)

The bathroom has a UPVC double glazed obscure window to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a planted area with various plants, shrubs and bushes, gated access to the rear garden, and a block paved driveway with access into the double garage.

Garage

16*11" x 16*3" (5.16 x 4.97)

The garage has a window to the side elevation, a door opening to the side, electrics, lighting, and a electric door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, various establish plants, shrubs and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- 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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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 license 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.

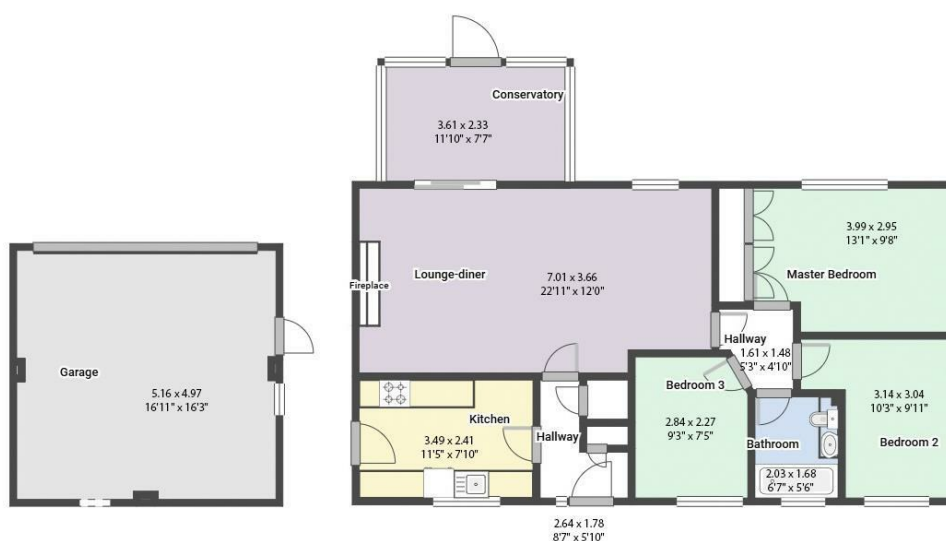
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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