

HoldenCopley

PREPARE TO BE MOVED

Conisbrough Avenue, Gedling, Nottinghamshire NG4 2RE

Guide Price £400,000

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GUIDE PRICE £400,000 - £425,000

SPACIOUS DETACHED BUNGALOW...

This three-bedroom detached bungalow is exceptionally well-presented and offers deceptively spacious accommodation throughout, making it a fantastic opportunity for a wide range of buyers — whether you're looking to downsize without compromise or seeking a versatile family home. Ideally located in a popular area, the property is within easy reach of a variety of local amenities, including shops, great schools, superb transport links, and Gedling Country Park. Internally, the accommodation comprises an entrance hall, a well-appointed fitted kitchen diner featuring a brand-new, unused lower oven, a generously sized reception room with a feature fireplace, and a light-filled conservatory offering additional living space. There are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite, along with a three-piece bathroom suite and access into a partially boarded loft, ideal for storage. Outside, the property enjoys ample off-road parking for up to four vehicles and a detached double garage. To the rear, you'll find a private garden, perfect for outdoor living, with paved patio seating areas, a well-maintained lawn, and a greenhouse. The garden is notably large, offering excellent potential for extension. Combining generous indoor and outdoor space with a prime location, this impressive bungalow offers comfort, flexibility, and future potential — making it a must-see.

NO UPWARD CHAIN





- Detached Bungalow
- Three Bedrooms
- Well Appointed Kitchen-Diner
- Spacious Reception Room With Feature Fireplace
- Conservatory
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Detached Double Garage
- Large Private Rear Garden
- Popular Location
- No Upward Chain





ACCOMMODATION

Entrance Hall

16'9" x 12'8" (5.11m x 3.88m)

The entrance hall has carpeted flooring, a radiator, two built-in cupboards, a dado rail, coving, access into the partially boarded loft and a single UPVC door providing access into the accommodation.

Kitchen-Diner

12'6" x 11'9" (3.83m x 3.60m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, a tiled splashback, an integrated double oven, washing machine and fridge, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, tiled flooring, space for a dining table, a radiator and a UPVC double-glazed window to the front elevation.

Side Door

5'7" x 4'4" (1.72m x 1.34m)

This space has UPVC double-glazed windows to the side and rear elevation, wood-effect flooring and a single UPVC door providing access out to the garden.

Living/Dining Room

22'8" x 12'0" (max) (6.93m x 3.67m (max))

The living/dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, two radiators, a dado rail, a feature fireplace with a decorative surround, coving and UPVC double French doors providing access into the conservatory.

Conservatory

11'2" x 8'4" (3.41m x 2.55m)

The conservatory has UPVC double-glazed windows to the rear and side elevations, tiled flooring, a polycarbonate roof and UPVC double French doors providing access out to the garden.

Master Bedroom

12'7" x 11'10" (3.86m x 3.61m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving and access into the en-suite.

En-Suite

6'0" x 4'11" (1.84m x 1.52m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted corner shower enclosure with a mains-fed shower, tiled flooring and walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'0" x 11'10" (max) (3.68m x 3.62m (max))

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

Bedroom Three

8'11" x 8'9" (2.72m x 2.67m)

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

Bathroom

8'6" x 5'6" (2.60m x 1.70m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, wall-mounted wall units with recessed spotlights and a mirror, a fitted double-ended bath, tiled flooring and partially tiled walls, a chrome heated towel rail, coving and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway, a detached double garage, a garden with a lawn and mature shrub and a single iron gate providing rear access.

Rear

To the rear is a large private garden with two paved patio seating areas, a lawn with a flower border, a greenhouse and fence panelled boundaries.

Garage

17'2" x 17'1" (5.25m x 5.21m)

The double garage has fitted base and wall units with a worktop, lighting, power points, two up and over garage doors and a single door providing access into the garden.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal –All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

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.

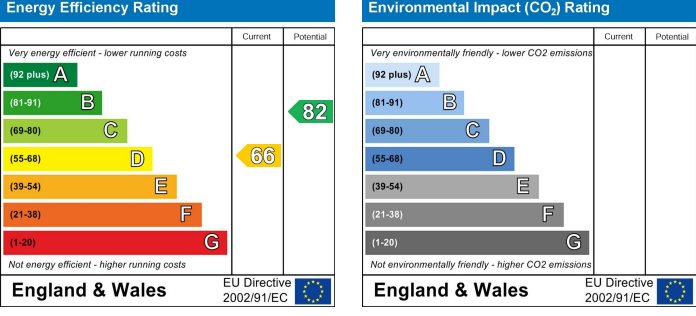
The vendor has advised the following:

Property Tenure is Freehold

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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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