

HoldenCopley

PREPARE TO BE MOVED

Piggott Avenue, Gedling, Nottinghamshire NG4 4LJ

Guide Price £290,000 - £300,000

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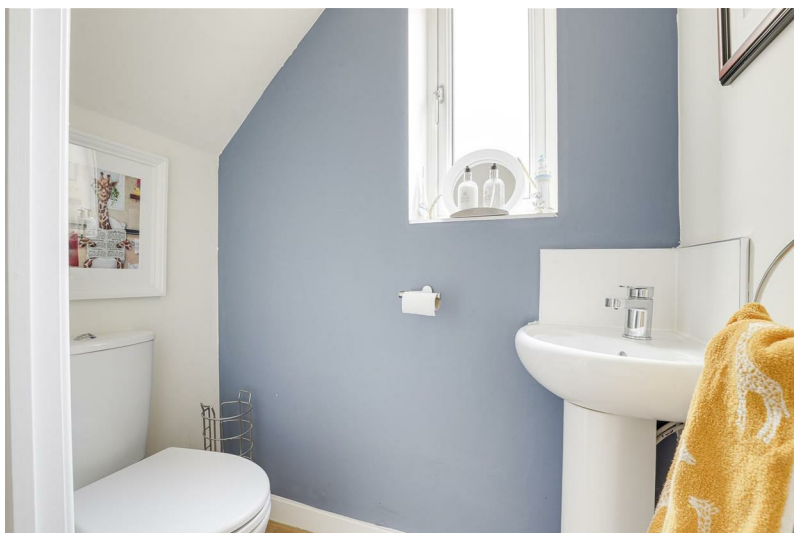


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BEAUTIFULLY PRESENTED THREE STOREY FAMILY HOME...

This three-storey semi-detached house is beautifully presented throughout and offers spacious, versatile accommodation – making it the perfect choice for a family buyer looking to move straight in. Situated in a quiet, popular location, the property is within close proximity to a range of local shops, excellent transport links, and great schools, making it ideal for convenient family living. To the ground floor, the property comprises an entrance hall, a W/C, and a stylish kitchen-diner featuring integrated appliances, with double French doors leading out to the garden – creating a seamless flow for indoor-outdoor living. This level also benefits from access to a garage, offering additional storage, parking or potential for conversion. The first floor hosts a spacious reception room, ideal for relaxing and entertaining, along with a generously sized master bedroom complete with a modern en-suite shower room. The second floor offers three further bedrooms, a three-piece family bathroom suite, and loft access for extra storage. Externally, the property boasts a driveway to the front providing off-street parking for one vehicle, and to the rear, a private, low-maintenance garden that doesn't back onto a neighbouring property – offering a greater sense of privacy and featuring a paved patio seating area, artificial lawn, and a summer house, perfect for outdoor entertaining. With its modern interior and flexible layout, this is a fantastic opportunity to secure a move-in ready home in a peaceful yet well-connected location.

MUST BE VIEWED





- Semi-Detached Three Storey House
- Four Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen-Diner
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking & Garage
- Private Low Maintenance Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has wooden flooring, carpeted stairs with built-in under stairs storage, a radiator and a single composite door providing access into the accommodation.

W/C

2*8" x 4*11" (0.82m x 1.52m)

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

Kitchen

9*3" x 16*9" (2.82m x 5.11m)

The kitchen has a range of fitted base and wall units with worktops, a tiled splashback, an integrated oven, dishwasher and fridge-freezer, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, wooden flooring, a radiator, space for a dining table, a partially panelled feature wall, recessed spotlights, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

Garage

19*3" x 9*10" (5.87m x 3.00m)

The garage has lighting, power points and an up and over garage door.

FIRST FLOOR

Landing

14*0" x 4*3" (4.28m x 1.3m)

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

Master Bedroom

10*4" x 13*5" (3.15m x 4.09m)

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

En-Suite

6*3" x 5*4" (1.91m x 1.63m)

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

Living Room

13*10" x 16*11" (4.22m x 5.16m)

The living room has UPVC double-glazed windows to the rear elevation, carpeted flooring and a radiator.

SECOND FLOOR

Landing

9*7" x 6*9" (2.93m x 2.07m)

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

Bedroom Two

17*1" x 8*11" (5.21m x 2.72m)

The second bedroom has UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Three

9*10" x 11*8" (3.00m x 3.56m)

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

Bedroom Four

8*8" x 6*9" (2.64m x 2.06m)

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

Bathroom

10*2" x 6*3" (3.10m x 1.91m)

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath with tiled walls, a mains-fed shower and a glass shower screen, vinyl flooring, a panelled feature wall, a radiator and an extractor fan.

OUTSIDE

Front

To the front is a driveway for one vehicle and a single wooden gate providing rear access.

Rear

To the rear is a low maintenance private garden with a paved patio seating area, an artificial lawn, a summer house and an outdoor tap.

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 – 3G, 4G & 5G 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.

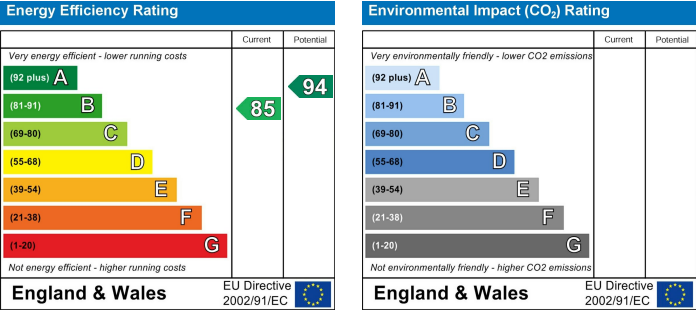
The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £213

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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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