

HoldenCopley

PREPARE TO BE MOVED

Imperial Avenue, Gedling, Nottinghamshire NG4 3NE

Guide Price £260,000 - £280,000

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WELL-PRESENTED THROUGHOUT...

Perfect for anyone seeking the ease of single-storey living, this beautifully presented detached bungalow is ready to move straight into. The home opens with a welcoming reception area, currently used as a dining space, which connects effortlessly to both the lounge and kitchen. The lounge is spacious and inviting, featuring a solid oak herringbone floor and an open fire. The kitchen is well designed with plenty of storage, including a pull-out corner unit, and comes with an integrated dishwasher, range-style cooker, and plumbing for a washing machine. The American-style fridge/freezer can be included by negotiation, and the Baxi boiler is serviced annually. A sliding door leads through to the inner hallway, which connects the lounge, bedrooms, bathroom, and rear garden. The modern bathroom is finished to a high standard, offering both a bath with overhead shower and a separate shower cubicle with rainfall head. Recent improvements include new radiators, replacement internal doors, and full refits of the kitchen and bathroom. The generous loft space offers potential to extend, subject to planning. Outside, the low-maintenance rear garden provides a private and peaceful space to relax, with a large patio area and remote-controlled electric awning. There's also a useful outbuilding with power and lighting, ideal for storage or as a small workspace. The exterior has been upgraded with new soffits, fascias, guttering and fresh rendering, giving the property a clean, modern look. To the front, a large block-paved driveway and carport provide ample parking. A hidden gem that perfectly blends comfort, style and practicality.

MUST BE VIEWED





- Detached Bungalow
- Two Well-Proportioned bedrooms
- Spacious and cosy lounge
- Versatile initial reception room
- Fantastic modern kitchen with an included range-style cooker
- Superb Modern Four-Piece Bathroom Suite
- Large driveway and carport provide multi-vehicle parking
- Low-maintenance rear garden with a useful detached Workshop
- Perfect for those seeking single-storey accommodation
- Must Be Viewed





ACCOMMODATION

Rear Porch

3*7" x 2*8" (1.11m x 0.83m)
The rear porch has tiled flooring, and a UPVC door opening to the rear garden.

Hallway

14*2" max x 6*8" (4.34m max x 2.04m)
The hallway has Herringbone solid oak flooring, a radiator, access into the boarded loft with lighting, and access into the accommodation.

Living Room

17*5" x 13*0" (5.33m x 3.97m)
The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, two ceiling roses, feature working open fireplace with a granite hearth, a TV point, and solid oak Herringbone flooring.

Dining Room

13*1" x 7*0" (3.99m x 2.14m)
The dining room has full height UPVC double glazed windows to the front and side elevation, recessed spotlights, a Vertical radiator, wood-effect laminate flooring, and a UPVC door opening to the driveway.

Kitchen

13*5" x 9*11" (4.09m x 3.04m)
The kitchen has a range of fitted base and wall-units with worktops, a composite sink with a swan neck mixer tap and drainer, a fully integrated dishwasher and a dual fuel range cooker and extractor hood, space and plumbing for a washing machine, a wall-mounted boiler, coving to the ceiling, a vertical radiator, tiled splashback, LVT wood-effect flooring, and two UPVC double glazed windows to the rear elevation

Bedroom One

12*11" x 12*10" (3.94m x 3.93m)
The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

9*11" x 9*6" (3.03m x 2.92m)
The second bedroom has a UPVC double glazed window to the side elevation, two radiators, and carpeted flooring.

Bathroom

9*3" x 6*6" (2.84m x 2.00m)
The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, a Vertical radiator, partially tiled walls, and LVT wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, established planted shrubs and bushes, a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is a low-maintenance garden with a patio area, an outside tap, an outdoor electrical socket, gravelled area, a fence panelled boundary, and access into the workshop.

Workshop

18*4" x 9*1" (5.60m x 2.79m)
The workshop has ample storage, lighting, and power with double doors opening out to the rear 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 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

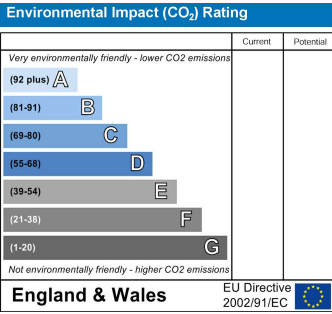
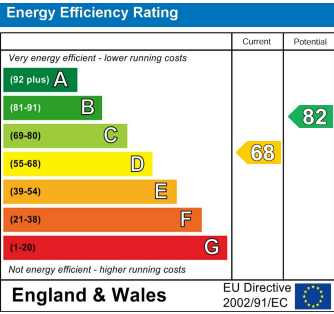
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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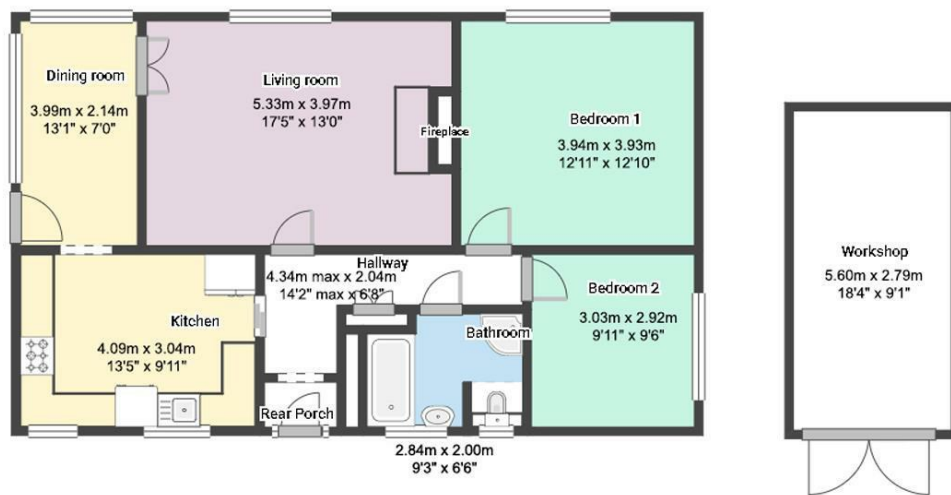
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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