

HoldenCopley

PREPARE TO BE MOVED

Imperial Avenue, Gedling, Nottinghamshire NG4 3NE

Guide Price £350,000 - £370,000

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NO UPWARD CHAIN...

This extended three-bedroom detached house offers generous and versatile living space, making it an ideal family home. The property is offered to the market with no upward chain and is located in a popular area close to a range of local amenities including shops, well-regarded schools, and excellent transport links. The ground floor comprises an entrance hall leading to a bright bay-fronted living room, a family room with open access to the dining room, and a modern kitchen fitted with a breakfast bar island. The kitchen also provides access to the conservatory and a utility room. Completing the ground floor is a home office and a ground-floor W/C. Upstairs, the property offers two double bedrooms, a single bedroom, and a modern wet room. Outside, the front of the property features a driveway providing off-road parking and access to the storage garage, while the rear enjoys a south-facing, well-maintained garden with a paved patio, lawn, and a variety of plants and shrubs, perfect for enjoying the outdoors.

The property currently features a through-floor lift, which offers convenient accessibility for those who may require it. If not needed, the current owners are happy to remove the lift and make good prior to completion.

MUST BE VIEWED!





- Extended Detached House
- Three Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Utility Room & Ground Floor W/C
- Conservatory & Home Office
- Modern Wet Room
- Driveway & A Storage Garage
- No Upward Chain
- Popular Location





GROUND FLOOR

Entrance Hall

7'5" x 12'6" (2.28m x 3.82m)

The entrance hall has carpeted flooring and stairs, a radiator, ceiling coving, a dado rail, obscure windows to the front elevation and a single door providing access into the accommodation.

Living Room

11'3" x 12'4" (3.44m x 3.78m)

The living room has carpeted flooring, a radiator, ceiling coving, a traditional fireplace and surround, a bespoke fitted shelving unit and a UPVC double-glazed bay window to the front elevation.

Family Room

12'6" x 11'3" (3.82m x 3.45m)

The family room has carpeted flooring, ceiling coving, a picture rail, a ceiling rose, a through floor lift and open access to the dining room.

Dining Room

12'2" x 11'2" (3.73m x 3.41m)

The dining room has carpeted flooring, a radiator, ceiling coving, a picture rail, a ceiling rose and sliding patio doors providing access to the rear garden.

Kitchen

9'11" x 16'0" (3.04m x 4.89m)

The kitchen has a range of fitted base and wall units with granite worktops and a breakfast bar island, an undermount stainless steel sink and a half with drainage grooves and a mixer tap, a freestanding range cooker, a freestanding wine cooler, a radiator, recessed spotlights, hard wood flooring, exposed ceiling beams, an understairs cupboard which is currently used as a bar, a UPVC double-glazed window to the rear elevation and double French doors opening out to the conservatory.

Conservatory

7'3" x 12'1" (2.23m x 3.69m)

The conservatory has paved flooring, a small platform lift, an electric heater, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Utility Room

7'8" x 7'11" (2.35m x 2.43m)

The utility room has tiled flooring and an extractor fan.

W/C

4'9" x 2'11" (1.45m x 0.89m)

This space has a low level flush W/C, a wash basin, a tiled splashback, tiled flooring and an extractor fan.

Office

8'2" x 8'1" (2.49m x 2.48m)

The office has carpeted flooring, a radiator, a wall-mounted boiler and internal access to the garage.

FIRST FLOOR

Landing

4'3" x 6'9" (1.31m x 2.08m)

The landing has carpeted flooring, ceiling coving, a dado rail, a UPVC double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

11'3" x 12'5" (3.45m x 3.81m)

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

Bedroom Two

12'5" x 11'3" (3.81m x 3.45m)

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

Bedroom Three

9'0" x 7'5" (2.76m x 2.27m)

The third bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the rear and side elevations, and access to the boarded loft, which benefits from power and a water supply.

Wet Room

7'3" x 7'2" (2.23m x 2.20m)

The wet room has a concealed low level dual flush W/C, a wash basin, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, a radiator, tiled walls, recessed spotlights, ceiling coving and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking, access to the garage, gated access to the rear garden and brick-wall boundaries.

Storage Garage

8'2" x 9'6" (2.51m x 2.91m)

The garage is currently used for storage and benefits from courtesy lighting, power, and an electric roller door

Rear

To the rear of the property is a south-facing garden with a paved patio area, steps leading down to a lawn, a greenhouse, a shed, a range of plants and shrubs hedge borders and fence panel boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

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.

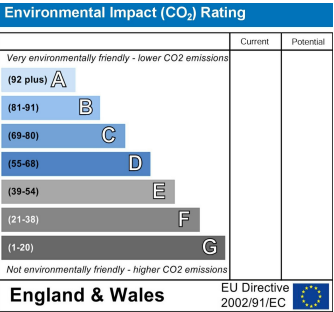
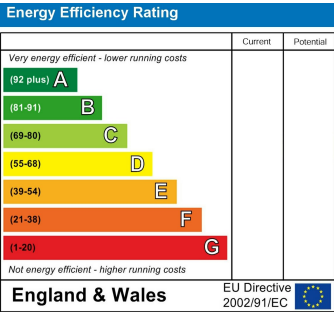
The vendor has advised the following:

Property Tenure is Freehold

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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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