

HoldenCopley

PREPARE TO BE MOVED

Cantley Avenue, Nottingham, NG4 3PD

Guide Price £260,000 - £270,000

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LOCATION, LOCATION, LOCATION...

This well-presented three bedroom semi-detached home sits on a generous plot set back from the road within a quiet Cul de sac, creating a sense of privacy while still being moments from everything you need. The position is especially appealing, with Gedling Country Park close by, a good choice of local shops and transport routes, and access to well-regarded schools that make the area popular with families. Stepping inside, the entrance hall sets a welcoming tone and leads to a useful WC. The main living and dining room stretches across the rear of the house and feels light and comfortable, offering plenty of room for everyday living as well as space to host when you want to. The kitchen has a modern finish and includes a selection of integrated appliances, giving you a practical and well organised area for cooking. The first floor holds three thoughtfully arranged bedrooms, each offering its own sense of comfort, along with a bathroom suite that serves the floor. Outside, the front of the property includes a driveway and access to the garage, giving you reliable parking and extra storage. The rear garden feels wonderfully private, enclosed and carefully kept, creating a peaceful spot to relax or enjoy time outdoors.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'11" x 6'0" (3.96m x 1.83m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, a picture rail, an in-built under stair cupboard, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

W/C

2'5" x 2'9" (0.76m x 0.84m)

This space has a low level dual flush W/C, a wall-mounted wash basin, floor-to-ceiling tiling, and tiled flooring.

Living/Dining Room

11'5" x 23'3" (3.48m x 7.11m)

The living room has a UPVC double-glazed bay window to the front elevation, two radiators, a TV point, a recessed feature fireplace, carpeted flooring, a further radiator, and double French doors opening out to the rear garden.

Kitchen

13'9" x 6'0" (4.20m x 1.83m)

The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, an integrated double oven, an integrated microwave, a five-ring gas hob with an extractor fan, an integrated dishwasher, an integrated fridge freezer, space and plumbing for a washing machine, tiled splashback, vinyl flooring, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door to access the garden.

FIRST FLOOR

Landing

5'6" x 4'4" (1.69m x 1.34m)

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

Master Bedroom

11'6" x 10'8" (3.51m x 3.26m)

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

Bedroom Two

10'10" x 12'2" (3.32m x 3.71m)

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

Bedroom Three

9'1" x 6'7" (2.79m x 2.03m)

The third bedroom has a UPVC double-glazed bay window to the front elevation, a picture rail, a radiator, and carpeted flooring.

Bathroom

5'11" x 7'8" (1.81m x 2.35m)

The bathroom has two UPVC double glazed obscure windows to the rear and side elevation, a low level flush W/C, a pedestal wash basin, a corner fitted bath with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawned area, a driveway, a single detached garage, and gated access to the rear garden.

Garage

The garage has a UPVC double-glazed window to the rear elevation, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is an enclosed garden with paved patio areas, a lawn, an outdoor tap, a shed, a gravelled area, various 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, 5G - Some coverage of 3G & 4G
- 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

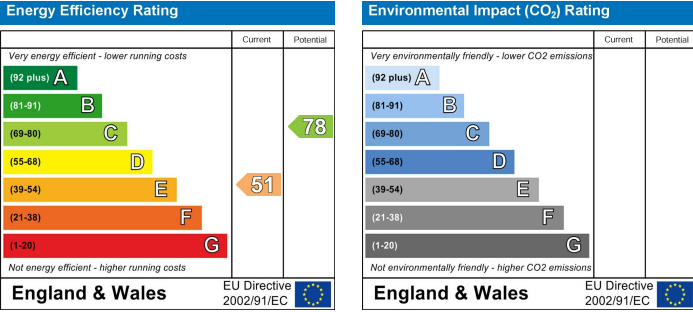
Council Tax Band Rating - Gedling Borough Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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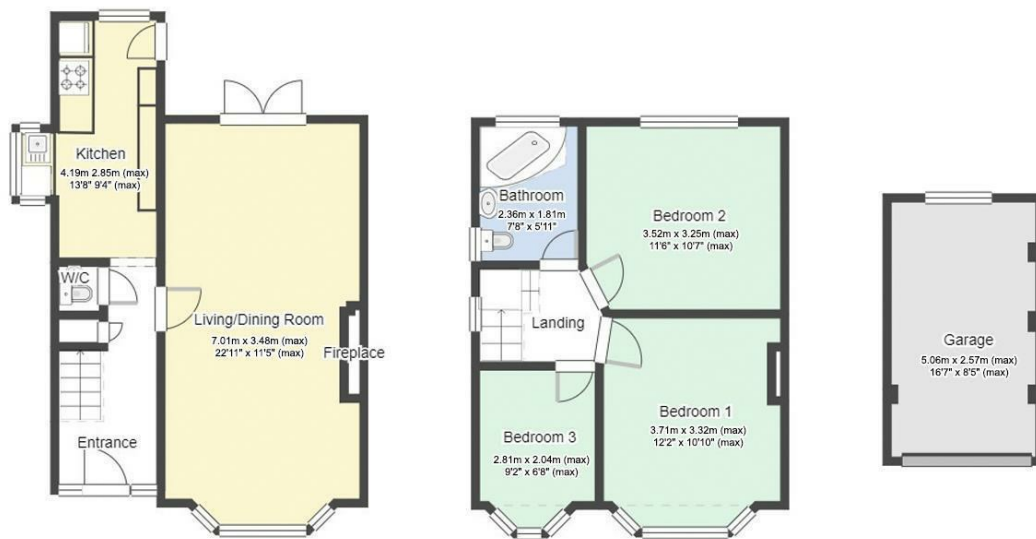
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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