



12 Almond Walk, Gedling, NG4 4AH

£270,000

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# 12 Almond Walk Gedling, NG4 4AH

- Three bedrooms
- Spacious living room
- Centrally heated conservatory
- Countryside views
- Kitchen with integrated oven & hob
- Large tandem garage

A spacious three-bedroom detached bungalow with huge potential and in a great location backing onto open countryside, with a centrally heated conservatory, large tandem garage and for sale with NO UPWARD CHAIN!

£270,000



## Overview

The accommodation consists of an entrance porch and hallway, spacious living room with log effect gas fire, kitchen in a medium Oak finish with integrated oven and hob leading through to the rear centrally heated conservatory and garden. There are three bedrooms and bathroom along with UPVC double glazing and gas central heating with a Worcester Bosch combination boiler installed in 2022.

## Entrance Hall

Entrance porch with UPVC double glazed front door and secondary door. Radiator, loft access and large walk in store cupboard with light.

## Living Room

A stone fire surround with tiled hearth and log effect gas fire. Two ceiling light points, radiator and UPVC double-glazed front window.



## Kitchen

A range of units in a medium Oak finish with granite effect worktops and contrasting composite one-and-a-half bowl sink unit and drainer with tiled splashbacks. Appliances consist of an integrated electric oven and a four-ring gas hob with filter hood. Plumbing for washing machine, tile effect flooring, LED downlights and UPVC double-glazed window and double-glazed door through to the conservatory.

## Conservatory

Being brick built with UPVC double-glazed windows, polycarbonate roof, central heating radiator, provisions for a gas wall heater, laminate flooring and double doors leading out to the rear garden.

## Bedroom 1

Built-in wardrobes with sliding doors, radiator, UPVC double glazed front window and telephone point.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed side window and radiator.

## Bathroom

With fully tiled walls, the suite consists of a bath with an electric shower, concealed cistern toilet and washbasin with vanity base cupboards. Radiator, wood-style flooring, ceiling downlight and UPVC double-glazed rear windows.







### Outside

To the front, there is a low-maintenance paved garden with plant and shrub borders and a driveway leading to the garage. The garage has an up-and-over door, light and power, inspection pit, side windows, wall-mounted Worcester Bosch combination gas boiler and window and door to the rear. There is also side-gated access. To the rear is a paved path which leads from the garage to the conservatory with an outside tap and wall light. Lawn with raised drystone planter/border containing a selection of shrubs with mature hedging and fencing to the perimeter.

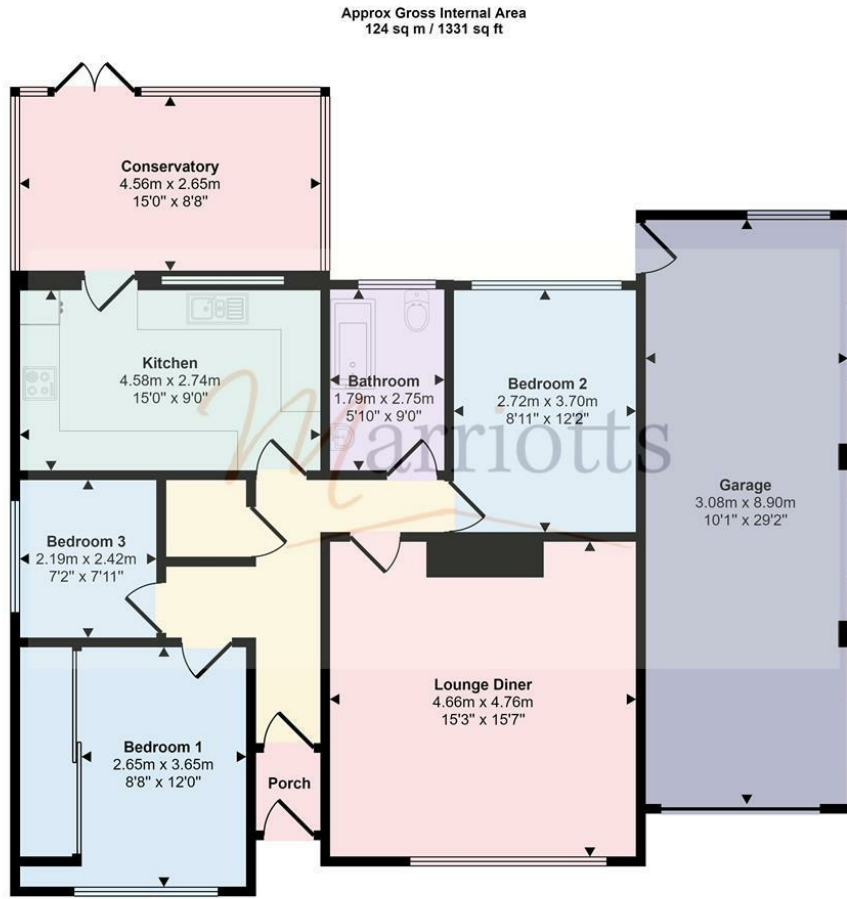
### Useful Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band C







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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