



7 Cookson Avenue, Gedling, NG4 4GA

£280,000

 3  2  2  C





# 7 Cookson Avenue Gedling, NG4 4GA

- Three double bedrooms
- Cul-de-sac with elevated views
- Kitchen + study area
- Bathroom and en-suite
- Feature wood burner
- South facing garden

A lovely extended detached family home in a popular cul-de-sac with elevated views towards Gedling Country Park. Three double bedrooms, refurbished bathroom and en-suite, log burner and enclosed south-facing low maintenance garden!

£280,000



## Overview

This is a great family house, with very flexible accommodation particularly on the ground floor. In addition to the living room, with feature full length built-in book shelving, is a large rear sitting/dining room with two sets of double doors leading out to the garden with central feature wood burning stove. This area is also open to the main kitchen which forms part of the extension, with feature Leisure 5 ring range cooker with hot plate, floor to ceiling picture window overlooking the patio with the addition of an overhead skylight. The kitchen then leads to a useful study area at the front of the house, also with an overhead skylight for maximum natural light, whilst also partially benefitting from the views to the front. This area is also accessed from the front main hallway.

The remaining accommodation consists of an entrance porch leading to the central hallway with stairs up to the first floor landing, which also has two Velux windows allowing plenty of natural light. Upstairs there are three well-proportioned double bedrooms and both the en-suite and family bathroom have been refurbished to a high standard. The property also has UPVC double glazing gas central heating with a boiler installed in December 2023 with the remainder of a warranty. To the rear is a lower patio built-in bench seating and central steps leading up to a low maintenance garden with decking and patio areas and is virtually south facing.

## Entrance Porch

UPVC double-glazed front door and windows with tiled floor, ceiling light and UPVC double glazed double doors through to the hallway.

## Hallway

With wood flooring continuing through to the study area, stairs to the first-floor landing, radiator and door to the lounge.



### Lounge

UPVC double glazed front window, fitted bookshelves along one wall, LED perimeter downlighting and two feature vertical radiators. Double sliding doors lead through to the sitting/dining room.

### Sitting/Dining Room

With feature wood burning stove and granite hearth, tiled backing either side of which are UPVC double glazed double doors leading up to the garden. Half decorative wall panelling, vertical radiator, additional radiator, under-stair cupboard and access to the kitchen.

### Kitchen

A range of units with doors in Beech with polished granite style worktops, tiled splashback, concealed worksurface lighting and a freestanding five-ring Leisure range with hot plate. Ceiling downlights, plumbing for a washing machines/dishwasher, slate coloured floor tiles, inset enamelled one-and-half bowl sink unit and drainer with UPVC double glazed window overlooking the garden, skylight and UPVC double glazed side picture window overlooking the patio.

### Study Area

With radiator, UPVC double-glazed front window, ceiling downlights, Velux window, built-in part shelved cupboard and radiator.

### First Floor Landing

With LED downlights, two double-glazed skylight windows, radiator and airing cupboard housing the hot water cylinder.

### Bedroom 1

Wardrobe recess, UPVC double glazed front window with elevated views and radiator.

### En-suite

With fully tiled walls and floor, the suite consists of a corner cubicle and chrome effect electric shower, dual flush toilet and wash basin with vanity base cupboards. Chrome towel rail, UPVC double glazed side window and loft hatch with ladder into a partly boarded roof space.

### Bedroom 2

UPVC double-glazed front and rear windows and radiator.

### Bedroom 3

UPVC double glazed rear window and radiator.

### Bathroom

With fully tiled walls and floor, the suite consists of a shaped bath and glass screen with chrome main shower and overhead extractor. Dual flush toilet and wash basin with vanity cupboards, chrome ladder rail, LED downlights and UPVC double-glazed rear window.

### Outside

To the front is the main driveway to the left of the property, with a separate additional car standing space to the right. Steps then lead up to the front plum slate garden with mature tree. Side path leads to rear gated access. A low-level side access door leads to underfloor storage which also houses the gas boiler. To the rear is a full-width block paved patio with halogen security light and outside tap, with fitted bench seating and retaining wall with central steps leading up to the main garden. The main garden has a woodbark area a block and paved patio and a large deck with feature decked wall panelling, bench seating and raised planter.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C



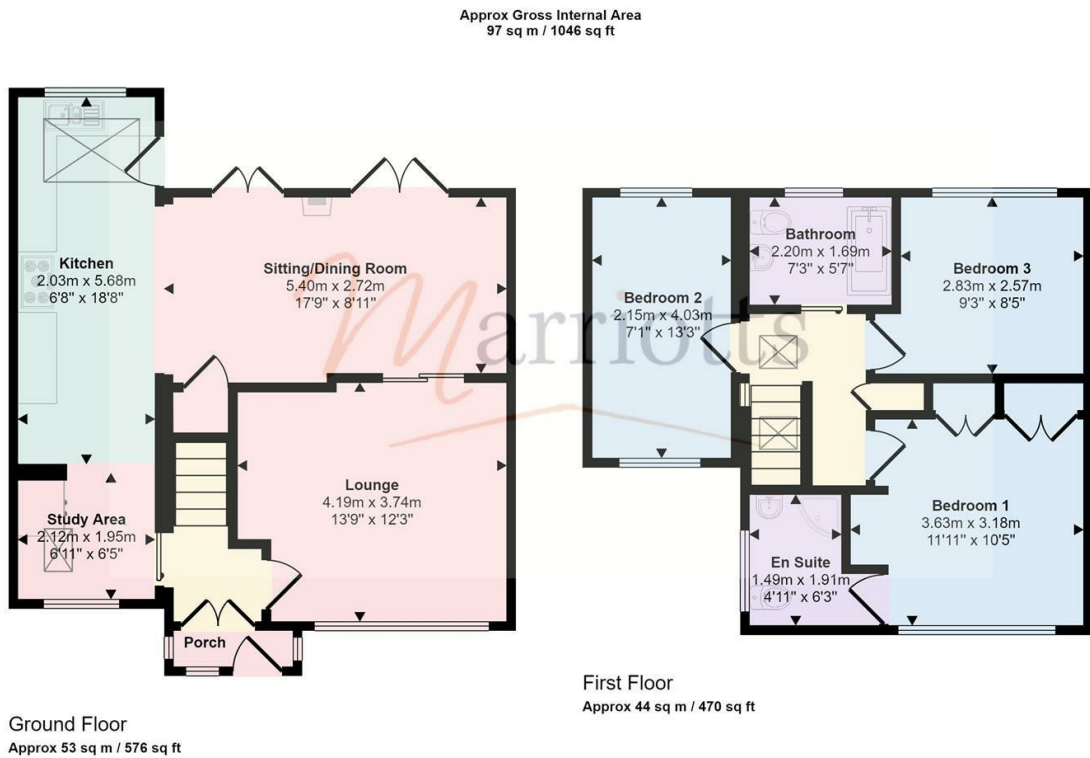




PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: No  
ASBESTOS PRESENT: No  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: under house storage area.  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus  
MAINS ELECTRICITY PROVIDER: Octopus  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Stepped access to front door. Level access to rear.







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>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</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.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

