





£375,000

OFFERS OVER

IMPERIAL AVENUE
GEDLING

- DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM
- DINING ROOM
- GENEROUS REAR GARDEN
- DRIVEWAY & DOUBLE GARAGE
- EPC D







Spacious Three-Bedroom Detached Home in Popular Location

THIS WELL-PRESENTED THREE-BEDROOM DETACHED HOME OFFERS DECEPTIVELY SPACIOUS AND VERSATILE ACCOMMODATION, MAKING IT AN IDEAL CHOICE FOR GROWING FAMILIES. SITUATED IN A POPULAR RESIDENTIAL AREA OF GEDLING, THE PROPERTY IS CONVENIENTLY POSITIONED FOR A RANGE OF LOCAL AMENITIES, WELL-REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS.

THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALLWAY, WITH STAIRS RISING TO THE FIRST FLOOR AND ACCESS TO A CONVENIENT GROUND-FLOOR WC. THE BRIGHT AND SPACIOUS LIVING ROOM PROVIDES AN INVITING PLACE TO RELAX, WITH A FEATURE LOG BURNER CREATING A COSY FOCAL POINT. DOUBLE DOORS FROM THE LIVING ROOM OPEN INTO THE SEPARATE DINING ROOM, OFFERING A GENEROUS SPACE FOR FAMILY DINING AND ENTERTAINING, WHICH IN TURN PROVIDES ACCESS TO THE FITTED KITCHEN.

THE KITCHEN OFFERS A GOOD RANGE OF WALL AND BASE UNITS, AMPLE WORKTOP SPACE AND ROOM FOR APPLIANCES, WITH FRENCH DOORS OPENING DIRECTLY ONTO THE DECKED SEATING AREA AND REAR GARDEN PERFECT FOR ENJOYING THE WARMER MONTHS. POSITIONED SEPARATELY TO THE SIDE OF THE PROPERTY IS A USEFUL AND VERSATILE OFFICE, PROVIDING AN IDEAL SPACE FOR THOSE WORKING FROM HOME.

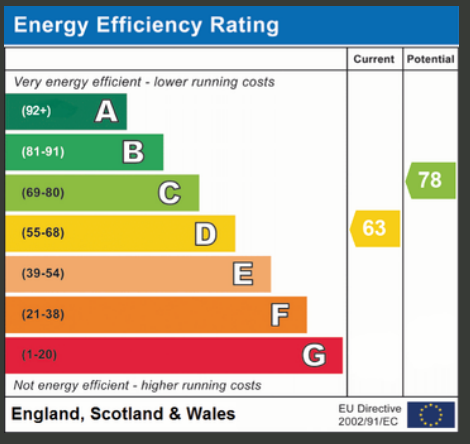
TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, PROVIDING COMFORTABLE ACCOMMODATION FOR A FAMILY, WITH THE PRINCIPAL BEDROOM BENEFITING FROM FITTED WARDROBE SPACE. THE BEDROOMS ARE SERVED BY THE FAMILY BATHROOM.

OUTSIDE, THE PROPERTY REALLY COMES INTO ITS OWN WITH A GENEROUS AND ESTABLISHED REAR GARDEN. A SPACIOUS RAISED DECK PROVIDES AN IDEAL AREA FOR OUTDOOR DINING, ENTERTAINING AND RELAXING.

TO THE FRONT, THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING OFF-ROAD PARKING AND ACCESS TO THE SUBSTANTIAL DOUBLE GARAGE, WHICH FEATURES AN ELECTRIC GARAGE DOOR AND PROVIDES EXCELLENT ADDITIONAL PARKING AND STORAGE SPACE.

A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS AND VERSATILE FAMILY HOME IN A SOUGHT-AFTER GEDLING LOCATION, WITH GENEROUS LIVING ACCOMMODATION, A DOUBLE GARAGE AND AN IMPRESSIVE REAR GARDEN.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 105 SQ METERS




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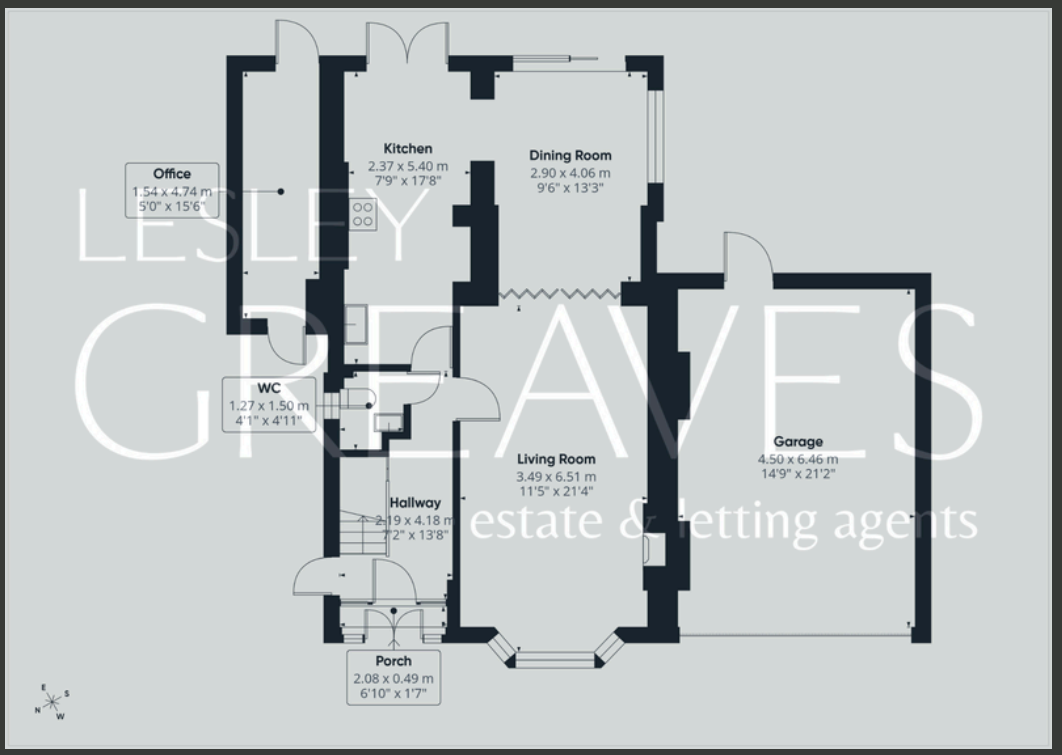

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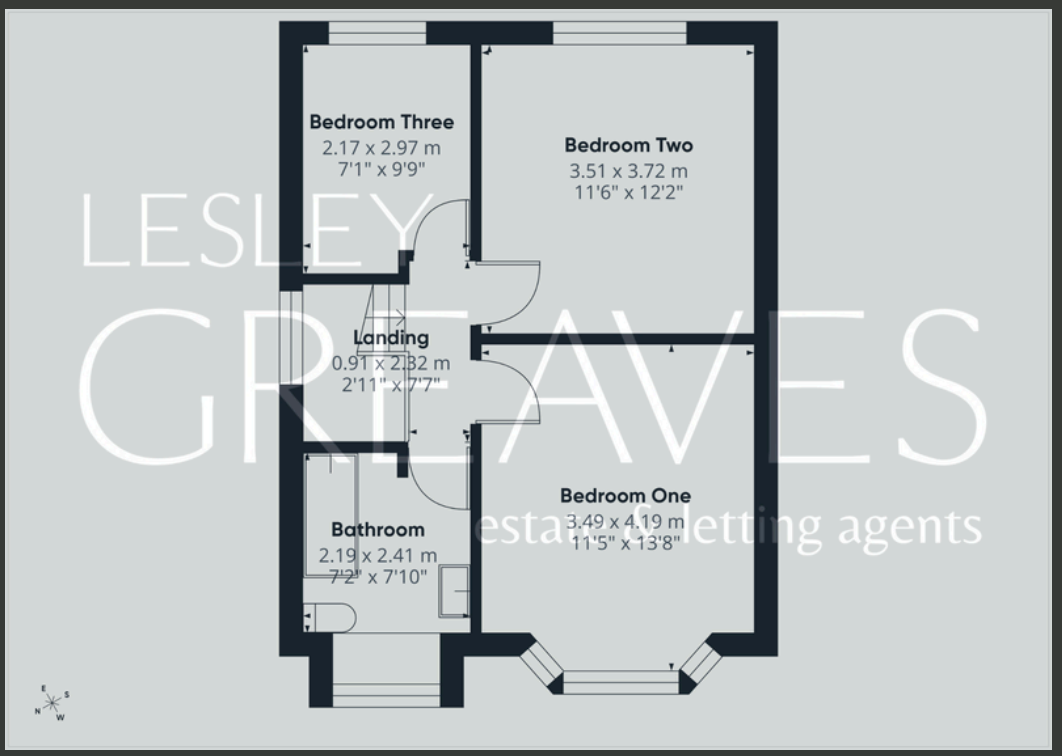

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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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