



52 Harviston Avenue, Gedling, NG4 4DJ

£280,000



Marriotts







# 52 Harviston Avenue Gedling, NG4 4DJ

- 3 bedroom semi-detached house built in 2023
- Modern dining kitchen. Lounge with French doors to the rear garden
- Rear views towards Gedling Country Park.
- Downstairs wc. Family bathroom with 3-piece suite
- Driveway providing parking for two vehicles
- Immaculate and tastefully decorated throughout

This semi-detached house offers a delightful blend of modern living and comfort and is located in a popular area in Gedling. Conveniently close to local schools, amenities, and excellent transport links, making it an ideal choice for families and commuters alike. Additionally, the nearby Gedling Country Park provides beautiful open spaces for leisurely walks and outdoor activities.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs toilet. The heart of the house is the modern dining kitchen, which is beautifully finished and provides an ideal setting for family meals and entertaining guests. The cozy rear lounge features elegant French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs there is a family bathroom with three-piece suite and three well-proportioned bedrooms. The good-sized rear garden has views towards the nearby Gedling Country Park, boasts a lovely patio area perfect for al fresco dining, alongside a lower lawn with ample space and potential for gardening enthusiasts. A tandem driveway to the front provides off street parking for two vehicles.

With its tasteful decor and move-in readiness, this property promises a delightful living experience for its new owners.



£280,000



## Entrance hall

From the front a paved pathway leads to a hallway which has wood effect vinyl floor, digital wall thermostat, radiator and carpeted stairs to the first floor

## Downstairs toilet

Fitted with a toilet with dual flush, wash hand basin with mixer tap and radiator. There is wood effect vinyl flooring, decorative half paneled walls and UPVC window to the front.

## Dining kitchen

The spacious kitchen is fitted with a range of wall and floor cabinets, wood effect worktop & upstand, integrated electric oven, 4-ring gas hob and extractor hood over, ceramic sink/drainers with traditional mixer tap and space for a dishwasher, washing machine and fridge freezer. The room offers ample space for a dining table & chairs, has a radiator, UPVC window to the front and a door leads into the lounge.

## Lounge

The lounge is tastefully decorated with 'Cheshire Mouldings' style half paneling and neutral carpet, there is a radiator & an understairs storage cupboard. French doors give access to the rear garden.

## Landing

Carpet and radiator

## Bedroom 1

The master bedroom has two UPVC windows to the front, radiator, carpet, storage cupboard housing with RCD board, loft access and digital wall thermostat.

## Bedroom 2

Currently used as an office, with fitted wardrobes, carpet, radiator and UPVC window to the rear.

## Bedroom 3

UPVC window to the rear radiator and carpet.

## Bathroom

The family bathroom comprises of bath with mains shower over, glass screen and tiled surround, wash hand basin with mixer tap, toilet with dual flush, radiator, extractor fan, UPVC window to the side.

## Outside

The rear garden is fully enclosed with a good sized paved patio, outdoor tap and gated side access. Steps lead to the lower lawn.

The tandem side driveway provides parking for 2 vehicles.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band C

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: No

FLOOD RISK: Very low











ASBESTOS PRESENT: No  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: Kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: British gas  
MAINS ELECTRICITY PROVIDER: British gas  
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:

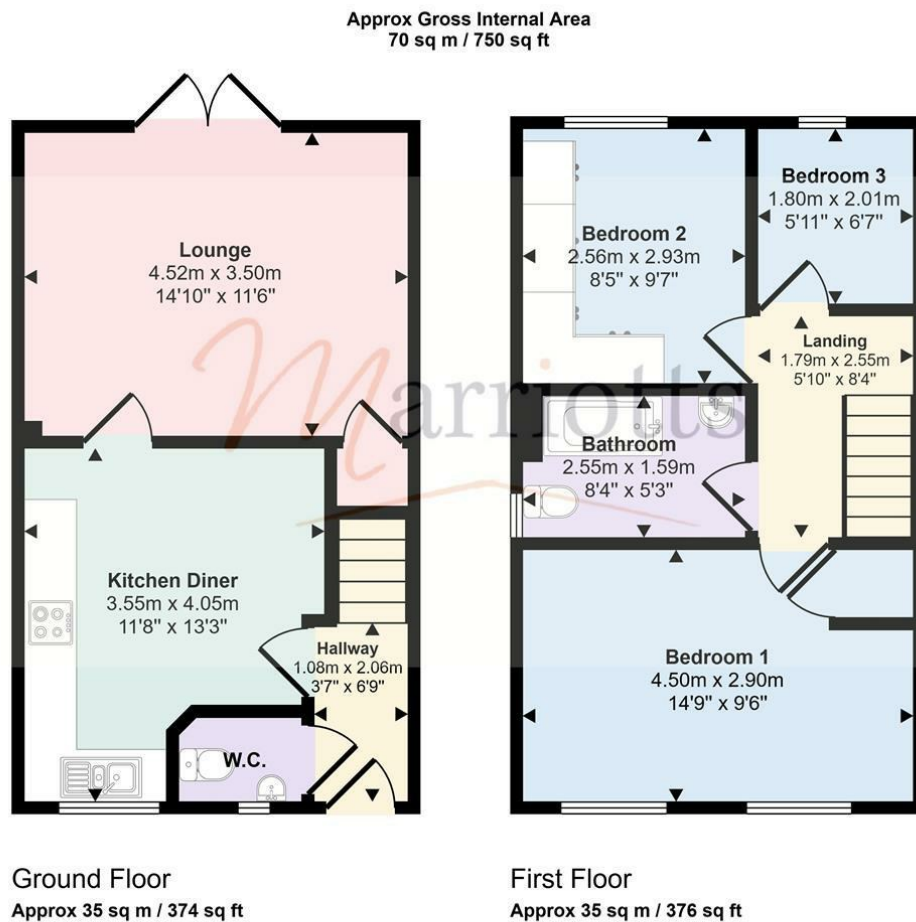
OTHER INFORMATION:

- Estate charge £144 per annum, inclusive.

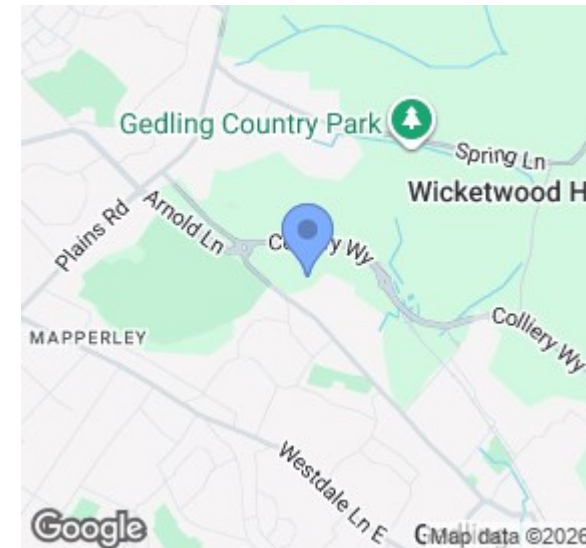








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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.

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

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