

HoldenCopley

PREPARE TO BE MOVED

Roslyn Avenue, Gedling, Nottinghamshire NG4 3NQ

Guide Price £325,000 - £350,000

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SPACIOUS DETACHED BUNGALOW...

This delightful detached bungalow is beautifully presented throughout and offers ready-to-move-into accommodation, making it an excellent choice for a wide range of buyers seeking single-storey living. Situated in a popular location, the property benefits from easy access to local shops, schools and amenities, as well as excellent transport links. Upon entering, the welcoming hallway leads to a spacious living room with a recessed chimney breast housing a feature fireplace. The modern open-plan kitchen and dining space is a real highlight, complete with a range of stylish units and double sliding patio doors opening out onto the rear garden perfect for entertaining. There are two generously sized double bedrooms, both enjoying bay-fronted windows, alongside a versatile third bedroom that could be used as a home office or nursery. Completing the accommodation is a well-appointed four-piece bathroom suite. Externally, the property sits behind attractive planted borders with a gravelled driveway providing off-street parking and access to the garage. Gated side access leads to the private rear garden, which has been thoughtfully designed to include a patio area, lawn, decked seating area with pergola, shed, and a sheltered section with outdoor electric sockets – all enclosed by mature hedging for added privacy.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Living Room
- Spacious Kitchen/Diner
- Four-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Well Presented Throughout
- Must Be Viewed





ACCOMMODATION

Entrance Hall

6'11" x 15'5" (2.13m x 4.72m)

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, recessed spotlights, and a door proving access into the accommodation.

Living Room

13'11" x 13'11" (4.26m x 4.25m)

The living room has three UPVC double glazed windows to the rear and side elevation, a TV point, a feature fireplace, a radiator, recessed spotlights, an carpeted flooring.

Kitchen/Diner

14'6" x 19'2" (4.43m x 5.85m)

The fitted kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, a range cooker and extractor hood, space and plumbing for a washing machine, a Vertical radiator, TV point, recessed spotlights, wood-effect flooring, three Velux windows, full-height double glazed windows to the rear and side elevation, and sliding patio doors opening to the rear garden.

Master Bedroom

11'9" x 12'5" (3.60m x 3.80m)

The main bedroom has a UPVC double glazed bay window to the front elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bedroom Two

11'10" x 12'5" (3.62m x 3.79m)

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

Bedroom Three

10'1" x 6'5" (3.09m x 1.96m)

The third bedroom has a UPVC double glazed window to the side elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

10'10" x 6'4" (3.32m x 1.95m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a freestanding bath with claw feet and a central mixer tap with a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture and tiled walls, a Vertical radiator, recessed spotlights, access into the loft, partially wood-panelled to the walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is planted borders, a gravelled driveway, gated access to the rear garden, and access to the garage.

Garage

The garage has ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a decked patio seating area with a Pergola, a shed, a sheltered area with electric sockets, and a hedge 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 – Some coverage of 3G, 4G & 5G

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 G

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.

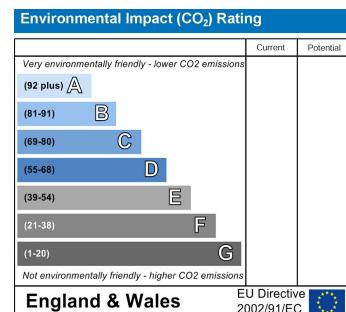
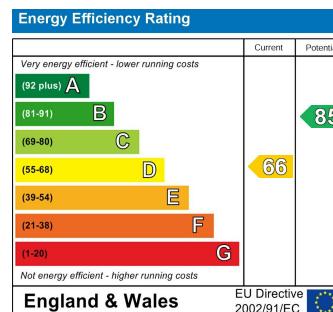
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk