



39 Chedington Avenue, Nottingham - NG3 5SG

Guide Price **£400,000 - £425,000**





39 Chedington Avenue

Nottingham, Nottingham

GUIDE PRICE £400,000 - 425,000. Beautifully-presented 4 bed detached home available with no chain! Ideally positioned for access to Gedling Country Park and Mapperley's amenities, this wonderful property is not to be missed!

Council Tax band: E

Tenure: Freehold

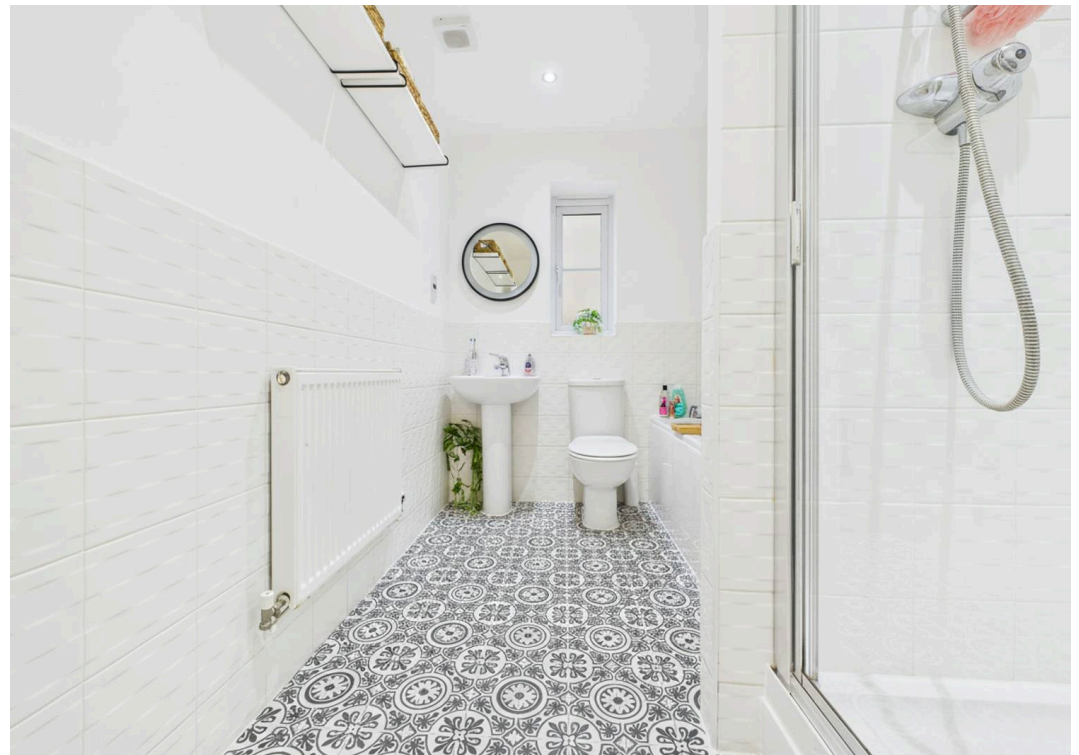
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully-presented detached family home available with no upward chain
- Ideally positioned for access to Mapperley's nearby amenities, popular schools and transport links
- The stunning Gedling Country Park on the doorstep
- Bright and spacious lounge with French doors opening into a versatile conservatory.
- Conservatory offering flexible additional living space with garden views
- Stylish kitchen featuring integrated appliances and generous space for family dining
- Four bedrooms (including three doubles)
- Main bedroom en-suite, four-piece family bathroom and a convenient ground floor WC
- Low-maintenance enclosed rear garden with paved seating space and artificial lawn
- Driveway providing parking and garage access (with utility to the rear)







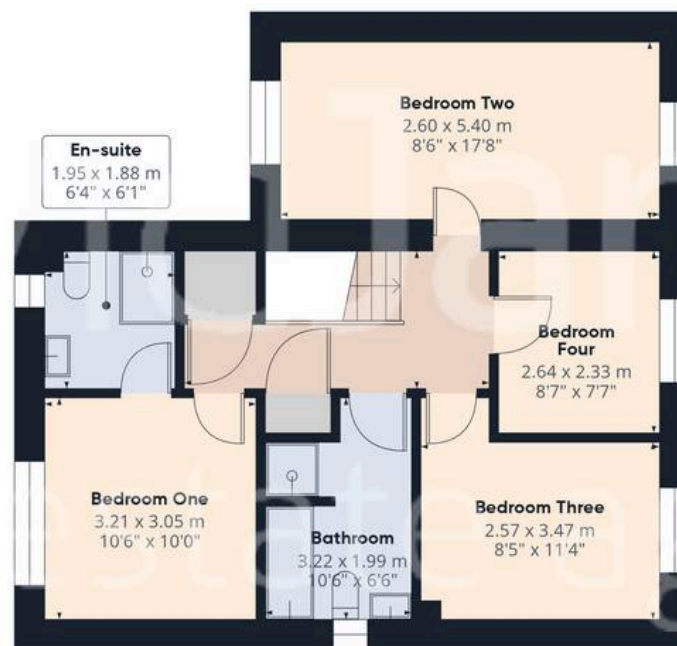


Floor 0

Approximate total area⁽¹⁾

123.6 m²

1331 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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