



Chesterfield Avenue,  
Gedling, Nottingham  
NG4 4GD

**£180,000 Freehold**



Robert Ellis Estate Agents are proud to present this beautifully presented two-bedroom semi-detached home, perfectly positioned in the ever-popular area of Gedling, just east of Nottingham City Centre.

Tastefully maintained and thoughtfully updated, this charming property boasts a sleek modern kitchen, a contemporary shower room, and a stunning living space that takes full advantage of the views to the rear.

Step inside to find a welcoming hallway with handy built-in storage, leading into a stylish kitchen complete with a range of wall and base units, quality worktops, and integrated appliances. The open-plan living/dining room is a standout feature—bright, spacious, and perfect for relaxing or entertaining, with panoramic rear outlooks.

Downstairs, the lower ground floor offers a spacious master bedroom with a walk-in wardrobe, a second bedroom with direct garden access, and a sleek, modern shower room featuring a large walk-in shower, vanity unit, and WC. There's also convenient downstairs storage.

Externally, the home offers an integrated single garage, private driveway, side access, and a delightful rear garden with a raised decking area and lawn—ideal for enjoying the outdoors.

Gedling is a thriving community with plenty to offer—local shops, cafes, pubs, and the scenic Gedling Country Park all nearby. The area is also well-served by excellent schools and regular transport links into Nottingham via bus or train.

With so much to offer and priced to attract immediate interest, this fantastic home won't be around for long. Call now to secure your viewing!



### Front of Property

To the front of the property there is a driveway giving access to the garage, paved pathway leading to the side of the property, rockery garden with plants and shrubs planted throughout, walled boundaries.

### Entrance Hallway

Double glazed UPVC entrance door situated to the side of the property leading into the entrance hallway comprising vinyl flooring, carpeted staircase leading downstairs, door leading off to the kitchen, access to the loft, storage cupboard providing useful additional storage space, wall mounted radiator, door leading off to lounge.

### Lounge

13'5" x 16'4" approx (4.09 x 4.98 approx)  
Wood effect laminate floor covering, wall mounted radiator, two double glazed windows to the rear elevation, fireplace with tiled hearth and surround.

### Kitchen

7'10" x 9'0" approx (2.40 x 2.75 approx)  
Vinyl flooring, double glazed window to the front elevation, heated towel rail, spotlights to the ceiling, space and point for a fridge freezer, integrated double oven, integrated microwave, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, four ring induction hob with cooker hood above.

### Downstairs Hallway

Carpeted flooring, doors leading off to rooms, staircase leading to upstairs hallway.

### Bedroom One

13'4" x 8'0" approx (4.07 x 2.45 approx)  
Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation, door to the dressing room.

### Dressing Room/Walk-In Wardrobe

6'11" x 8'0" approx (2.12 x 2.45 approx)  
Spotlights to the ceiling, carpeted flooring.

### Bathroom

12'0" x 4'6" approx (3.68 x 1.38 approx)  
Vinyl flooring, vanity wash hand basin with mixer tap, WC, walk-in shower enclosure with mains rainwater shower above, storage cupboard, heated towel rail.

### Bedroom Two

7'10" x 8'5" approx (2.39 x 2.57 approx)  
Vinyl flooring, double glazed door to the rear elevation, wall mounted radiator.

### Rear of Property

To the rear of the property there is an enclosed rear garden with raised decked area with steps leading down to a further lawned garden, fencing to the boundaries, side access.

### Garage

8'0" x 16'4" approx (2.46 x 4.98 approx)  
Space for a car, light and power.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

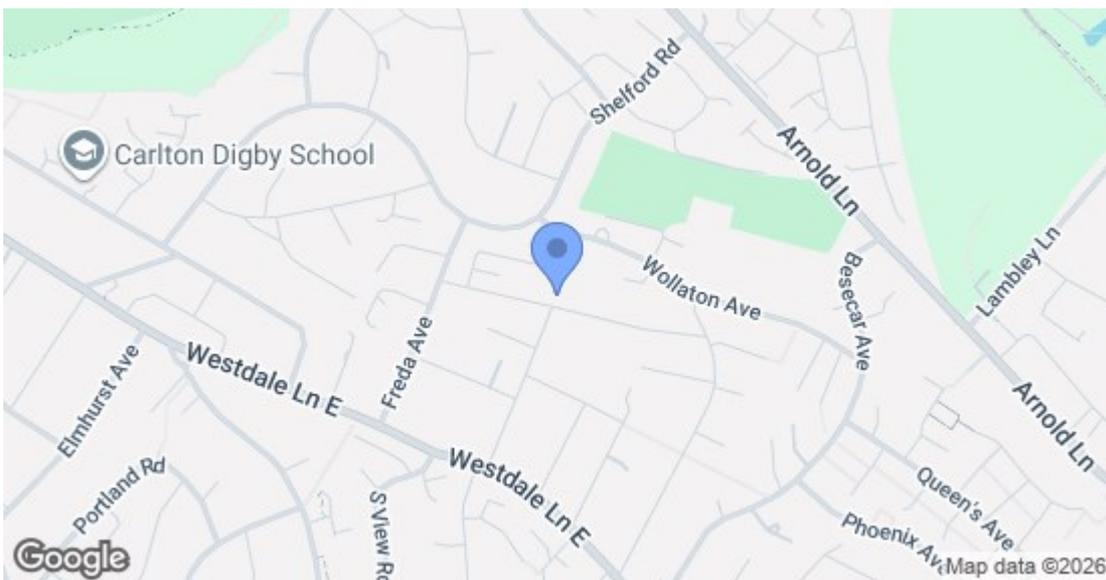
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.