31 Cantley Avenue, Gedling, NG4 3PD

£230,000

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Marriotts

31 Cantley Avenue
Gedling, NG4 3PD

- Three-bedroom semi-detached home, on a popular residential road in Gedling
- Modern fitted kitchen
- Ideal family home or first-time purchase
- Spacious through lounge/diner
- Contemporary family bathroom
- Fantastic views across the surrounding area

Situated on a popular residential road in Gedling, this well-positioned three-bedroom semi-detached home occupies an elevated position at the top of the crescent, enjoying fantastic views across the surrounding area.

The accommodation begins with a welcoming entrance hall leading into a generous through lounge/diner, providing plenty of space for both relaxing and dining. There is also a modern fitted kitchen and a contemporary family bathroom.Upstairs are three bedrooms, making the property an ideal choice for first-time buyers, couples or growing families.Outside, the property benefits from a front driveway providing off-street parking, together with an enclosed rear garden offering a private space to relax and enjoy.
A lovely home combining comfortable accommodation, a popular Gedling location and particularly impressive elevated views.

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Entrance

The concreate driveway leads up to the front door, with a few steps to the open porch. UPVC double glazed door leads into the entrance hall which has laminate floor, radiator and carpeted stairs to the first floor.

Lounge/ diner

The lounge has an electric fire set within a modern hearth and surround, there are dual aspect front & rear UPVC double glazed windows, carpet and radiator.

Kitchen

The kitchen has fitted wall and floor cabinets with worktop and metro tile splash back. There is a round stainless steel sink with hose tap, electric oven and electric ceramic hob, space for a washing machine, dish washer and tall fridge freezer. Side UPVC double glazed window and door leading into the garden.

Landing

Carpeted and with loft access. The loft is party boarded, has a fitted ladder and light.

Bedroom 1

Front UPVC double glazed window, fitted wardrobe, radiator and stripped wooden floor.

Bedroom 2

Rear UPVC double glazed window, cupboard housing the central heating boiler, carpet and radiator.

Bedroom 3

Front UPVC double glazed window, radiator and carpet

Bathroom

The fully tiled bathroom has a contemporary suite featuring a bath with main shower over, wash hand basin with mixer tap and toilet with dual flush. There is a heated towel rail, dual aspect UPVC double glazed windows to the side and rear, and an extractor fan.

Outside

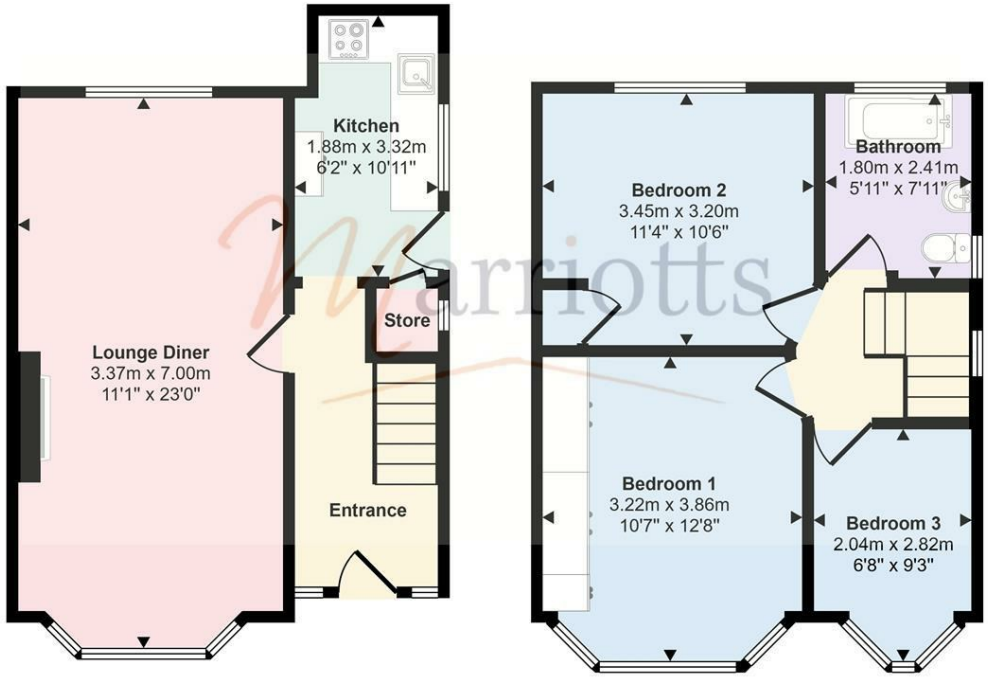
The rear garden is tiered with lawn and patio area. There is an outdoor tap, and a timber gate opens to the front drive.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling - Band B
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Bedroom 2 cupboard
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: No
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: Inclined driveway and tired rear garden

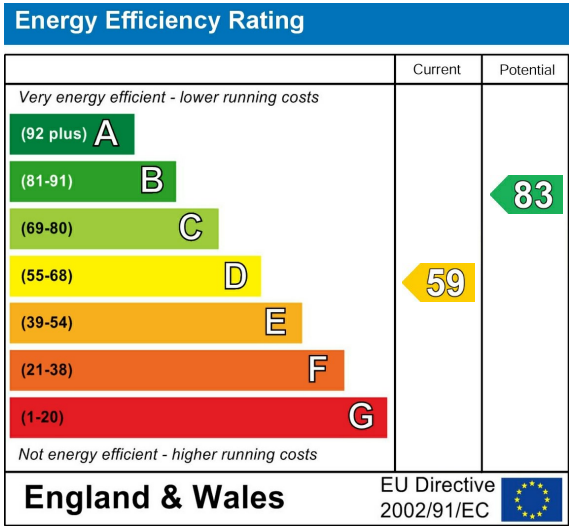
Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft

First Floor
Approx 38 sq m / 407 sq ft

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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