

JOHNSONS & PARTNERS

Estate and Letting Agency



23 FRED A AVENUE, GEDLING

NOTTINGHAM, NG4 4FY

£495,000



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Four Bedroom Detached Family Home | Modern Interiors Throughout | En-Suite and Walk in Wardrobe | Fully Integrated Kitchen & Utility Room | Under Floor Heating | Viewings Highly Advised |

Nestled in the sought after neighbourhood of Gedling, this modern four-bedroom detached house on Freda Avenue stands as a paragon of contemporary family living. Beautifully presented throughout, it offers a harmonious balance of style and comfort, tailored for families seeking a delightful sanctuary.

Stepping inside, one is immediately struck by the property's open-plan design ethos, fostering a seamless flow of living spaces. The heart of the home is a modern kitchen, equipped with integrated appliances, complemented by a separate utility room for added convenience. High vaulted ceilings in the living and dining area create an airy and expansive feel, further accentuated by natural light streaming in through the two sets of bi-fold doors, which open onto an inviting outdoor terrace.

Outside, the beautifully landscaped rear garden, fringed by trees, offers a private retreat for relaxation or entertainment. The property boasts three ground floor bedrooms, along with a chic modern bathroom, ensuring ample space for the entire family.

Upstairs, the first floor principal suite serves as a luxurious haven, complete with an en-suite, walk-in wardrobes, a living area, and a small kitchenette/bar for the ultimate in convenience. A private balcony overlooks the rear gardens, offering a serene vista to start or end the day.

Parking is amply provided with space for four vehicles, catering to the needs of the modern family. Located within easy reach of local amenities and transport links, this house is not just a dwelling but a lifestyle choice. The property benefits from CCTV and a full alarm system.

Viewings are highly advised to truly appreciate the unique qualities of this splendid family home. Contact us to arrange your visit.

Entrance Hallway

Kitchen Area

15'8" x 9'2" (4.80 x 2.80)

Living and Dining Area

22'3" x 8'7" (6.80 x 2.64)

Utility Room

8'7" x 5'10" (2.64 x 1.78)

WC

Bedroom Two

11'8" x 10'4" (3.57 x 3.17)

Bedroom Three

10'4" x 10'2" (3.17 x 3.10)

Bedroom Four

8'11" x 8'10" (2.74 x 2.71)

Bathroom

12'0" x 5'5" (3.66 x 1.67)

First Floor

Bedroom One

13'3" x 10'7" (4.04 x 3.24)

En-Suite

8'4" x 5'8" (2.56 x 1.75)

Walk in Wardrobe

Living Area

14'9" x 11'3" (4.51 x 3.44)

Kitchen/Bar Area

8'11" x 7'0" (2.73 x 2.15)

Balcony/Terrace

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners 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

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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. Johnsons and Partners 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 Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



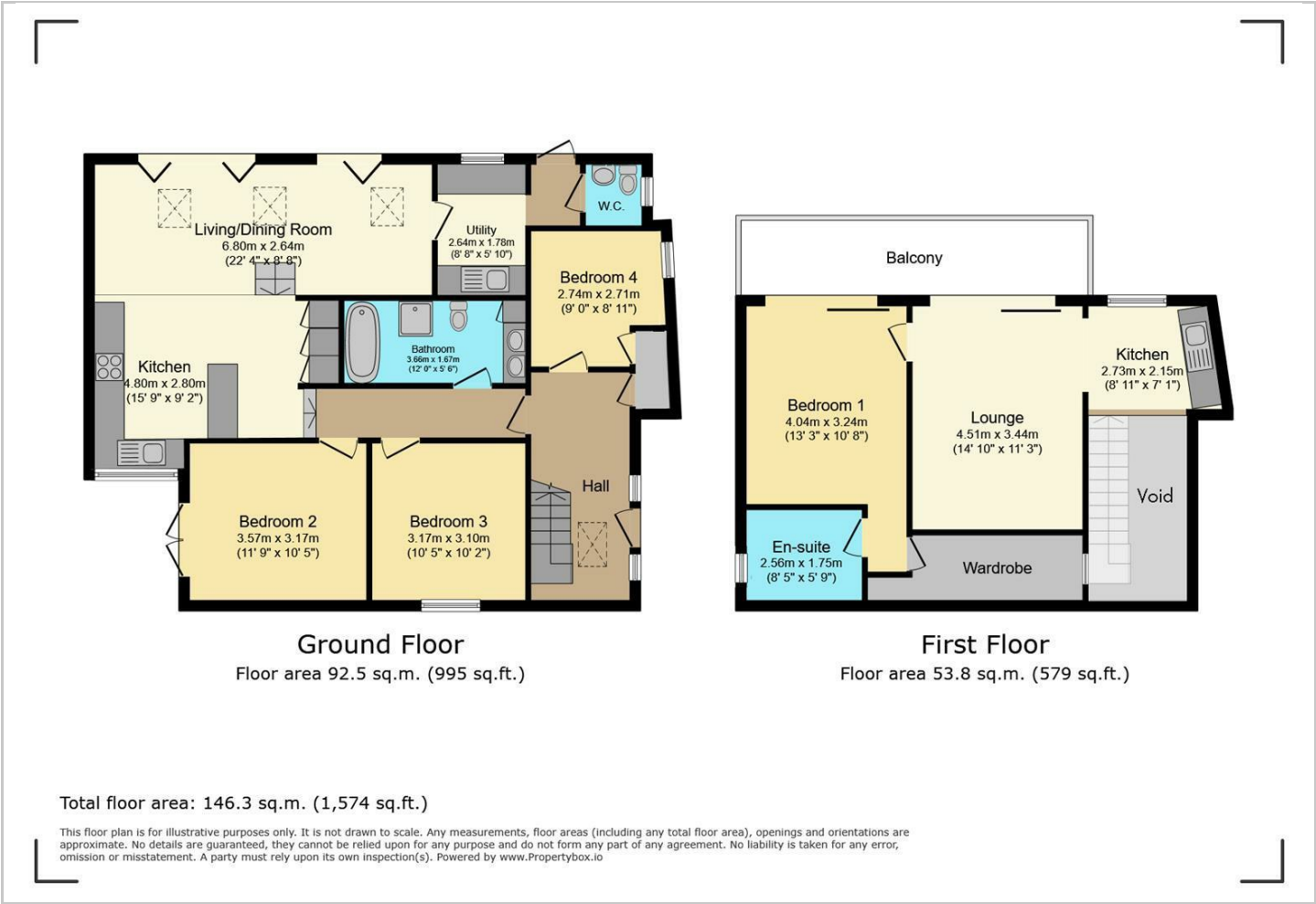
Hybrid Map



Terrain Map



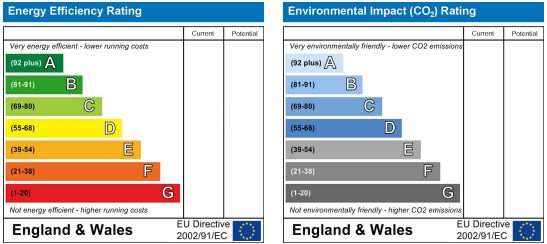
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.