

JOHNSONS & PARTNERS

Estate and Letting Agency



NORTHBANK FRED A AVENUE, GEDLING

NOTTINGHAM, NG4 4FY

£595,000



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Four Bedroom Detached Home | Fully Integrated Modern Breakfast Kitchen | Spacious Dining Area | Separate Living Room | Detached Double Garage | Views Across the Countryside | Viewing Advised |

Spacious Main Bedroom with En-Suite | Located in the popular residential haven of Gedling, this splendid four-bedroom detached house at Northbank, Freda Avenue, beckons families seeking a harmonious blend of comfort and sophistication.

Upon entry, one is greeted by the generous living room, bathed in natural light, offers tranquil views of the undulating countryside, creating an inviting retreat for relaxation and family gatherings. Following through, a spacious, open-plan kitchen and dining area, a culinary dream with its fully integrated modern amenities, expansive island, breakfast bar, and adjacent utility room.

This versatile home is thoughtfully designed with two ground-floor bedrooms complemented by a well-appointed bathroom, catering to both convenience and accessibility. Ascend to the first floor, where the master bedroom, boasting a large modern en-suite shower room, provides a private sanctuary. An additional bedroom on this floor amplifies the home's ample accommodation.

Externally, the property does not disappoint. It is enveloped by gardens on the front, rear, and side, offering a plethora of outdoor space for recreation and gardening enthusiasts. The driveway accommodates multiple vehicles, leading to a large detached double garage that solves all your storage and parking needs.

Poised in a sought-after location, this family-oriented residence is in close proximity to local amenities and transport links, ensuring the perfect balance of peaceful living and convenience. With viewings highly recommended, seize the opportunity to make this house your family's new cherished home.

Entrance Hallway

Living Room

17'8" x 17'4" (5.40 x 5.30)

Dining Area

17'3" x 14'11" (5.26 x 4.56)

Kitchen

15'10" x 14'11" (4.83 x 4.57)

Utility

7'0" x 6'2" (2.14 x 1.90)

Bedroom Four

11'0" x 10'4" (3.36 x 3.15)

Bedroom Three

15'1" x 10'3" (4.62 x 3.14)

Bathroom

First Floor Landing

Bedroom One

21'6" x 14'11" (6.57 x 4.57)

En-Suite

7'3" x 6'6" (2.22 x 2)

Bedroom Two

14'10" x 14'7" (4.53 x 4.46)

Garage Ground Floor

21'1" x 18'9" (6.44 x 5.73)

Garage First Floor

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

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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. 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



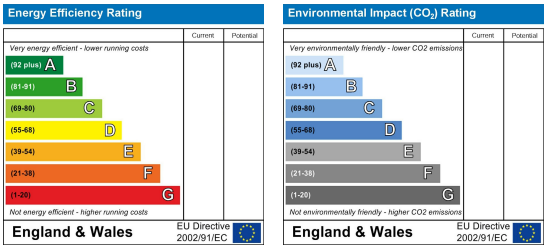
Floor Plan



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



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