



1 Barons Close, Gedling, NG4 3LZ  
£295,000



Marriotts



# 1 Barons Close Gedling, NG4 3LZ

- Three bedrooms
- Detached rear garage
- Refurbished shower room
- Corner plot
- Modern kitchen with appliances
- Close to the local co-op

Nestled in the charming area of Barons Close, Gedling, Nottingham, this delightful detached bungalow offers a perfect blend of comfort and modern living. With two reception rooms, the bungalow features two well-appointed bedrooms, making it an ideal choice for small families, couples, or those seeking a peaceful retirement.

The heart of the home is undoubtedly the modern kitchen, which comes equipped with essential appliances. The recently refurbished shower room adds a touch of luxury, providing a fresh and contemporary space for your daily routines.

Situated on a corner plot, this bungalow benefits from a generous outdoor area, perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. The property is conveniently located close to the local Co-op, making everyday shopping a breeze.



£295,000



## Entrance Hall

with a door-glazed composite side entrance door, radiator, and doors to all rooms.

## Living Room

Marble fireplace and hearth with a chunky oak coloured surround and provisions for an electric fire, radiator, and UPVC double-glazed bow windows to both the front and side.

## Kitchen

a range of units with granite effect worktops, and a contrasting composite one-and-a-half bowl sink unit and drainer. The appliances consist of built-in Stoves, a double gas oven, a separate four-ring gas hob, a brushed steel extractor canopy, and an integrated fridge freezer. The plumbing for a washing machine and also a space for a slimline dishwasher, tile effect laminate flooring, radiator, concealed, Ideal combination gas boiler, and UPVC double-glazed front window.

### Bedroom 1

with white wood-effect laminate flooring, UPVC double-glazed rear window, and radiator.

### Bedroom 2

also with wood effect laminate flooring, radiator, UPVC double-glazed double doors leading out of the rear garden and loft access which is partly boarded with a ladder.

### Bedroom 3

UPVC double-glazed window and radiator.

### Bathroom

with fully tiled walls and floor. The suite consists of a large walk-in shower with a glass partition, a chrome mains shower, a concealed cistern dual flush toilet and a wash basin set into a vanity surround and cupboards with an inset, large vanity wall mirror. Radiator, airing cupboard, and UPVC double-glazed side window.

### Outside

To the front is an enclosed car garden, with a concrete post and fence panel perimeter. A side-gated access leads to a large full-width Indian sandstone patio with steps leading down from the bedroom two/the dining room. The garden has a small artificial grassed area with raised sleeper edge planters, established beds and a further seating area leading to the garden shed. There is also a detached brick-built garage with up an over door accessed via with wooden gates from Baron Close. There is also further gated access from the far side of the bungalow with access to the outside tap.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK:

ASBESTOS PRESENT:







ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER:

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER:

BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.

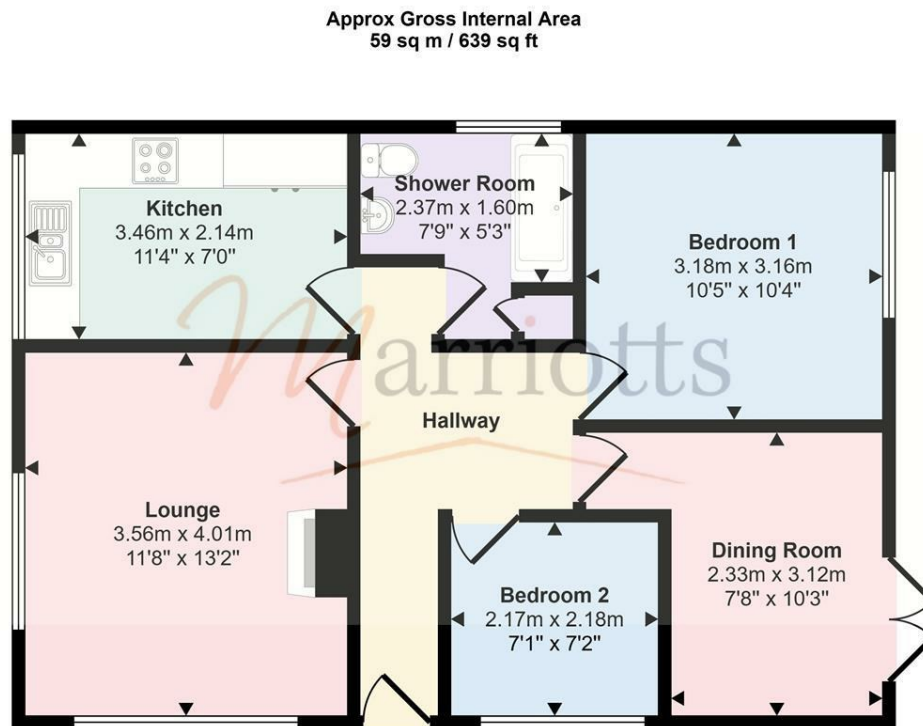
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION:







Floorplan

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.



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



**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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