



1 Barons Close, Gedling, NG4 3LZ

£295,000





# 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

Standing on a corner plot, this delightful detached bungalow offers a perfect blend of comfort and modern living. With three bedrooms and a cosy living room, this property could be an ideal choice for small families, couples, or those seeking a peaceful retirement.

The modern kitchen has built-in appliances and the recently refurbished shower room adds a touch of luxury, providing a fresh and contemporary space for your daily routines.

The property has a generous outdoor area, perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. And at the end of the garden is a detached garage, accessed via a gated driveway. The property is also conveniently located close to a local Co-op and bus stops, providing access to Mapperley, the city and surrounding areas.



£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 double gas oven, a separate four-ring gas hob, a brushed steel extractor canopy, and an integrated fridge freezer. 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.

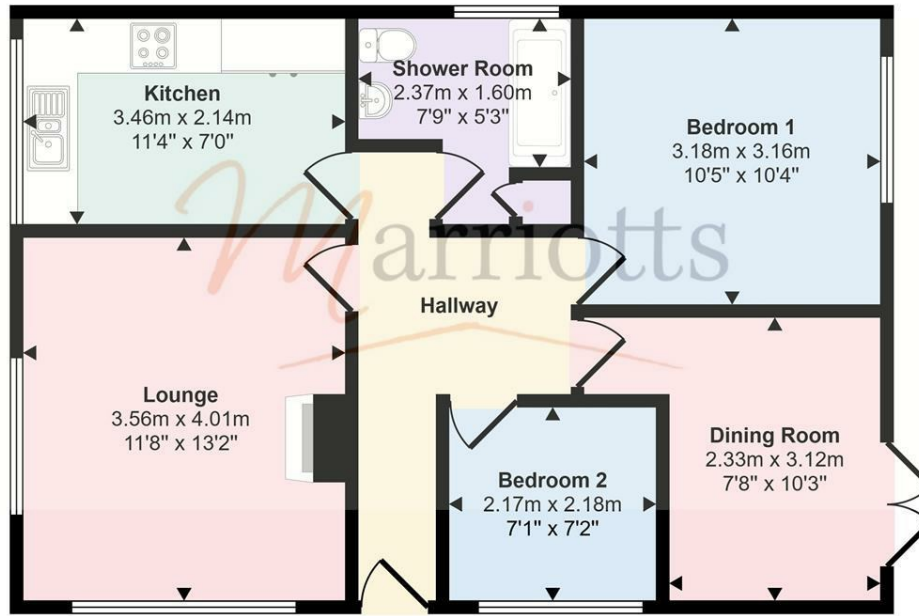
ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION:





Approx Gross Internal Area  
59 sq m / 639 sq ft



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 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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.**Marriotts**.net

