

15 Almond Walk, Gedling, NG4 4AH

£260,000

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Marriotts



15 Almond Walk
Gedling, NG4 4AH

- Detached dormer bungalow with 2 bedrooms and a loft room
- Bathroom with 4-peice suite. Conservatory
- Popular Gedling location
- Extended lounge and modern fitted kitchen
- Driveway, car port and detached garage. Low maintenance rear garden

This charming, detached dormer bungalow offers a delightful blend of comfort and modern living. Upon entering, you are greeted by a light and inviting entrance hall which gives access to all the downstairs accommodation. There are two bedrooms, an extended lounge provides space to relax and could accommodate a dining table if required. While the spacious kitchen has a modern finish and flows into the conservatory, which in turn overlooks the beautifully landscaped rear garden; thoughtfully designed for low maintenance. A staircase off the kitchen leads to the upstairs landing, with eave space providing good storage and also housing the central heating boiler; the landing leads to the additional loft room, which the previous owners have used as a bedroom. The bungalow also boasts a well-appointed bathroom featuring a four-piece suite and a modern finish. Additional highlights include a detached garage, a tandem driveway, and a carport, providing ample parking options for you and your guests.

Situated on a peaceful street in a sought-after location in Gedling, this property offers a perfect balance of serenity and accessibility. With local amenities and transport links nearby, you can enjoy the best of both worlds—quiet living with the convenience of city life just a stone's throw away. This delightful bungalow presents an excellent opportunity for those looking to settle in a desirable area.



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Entrance Hall
The entrance hall is laid with wood-effect laminate flooring, has a radiator and a wall-mounted thermostat control.

Lounge Diner
The extended lounge is carpeted, has a feature fireplace with a coal-effect gas fire set on a hearth with surround, radiator and UPVC window to the front.

Bedroom 1
UPVC window to the rear, carpet and radiator.

Bedroom 2
UPVC window to the front, carpet and radiator.

Bathroom
The bathroom is fitted with a four-piece suite which includes a walk-in shower cubicle with mains shower and glass screen, a vanity wash hand basin, toilet with dual flush and bidet. The room has fully tiled walls, tiled floor, a heated towel rail and UPVC window to the rear.

Kitchen

Fitted with a range of high gloss wall and floor cabinets, including some space-saving pull-out units. There is an integrated electric oven, 4-ring gas hob with extractor over, integrated washing machine and space for an under-counter fridge. With fitted worktop and upstand, stainless steel sink/drainer with mixer tap, window into the conservatory and wood effect laminate flooring. A full-height cupboard offers further storage options and houses the gas & electric meters and the wall-mounted alarm panel. Wooden stairs off the kitchen rise to the first-floor landing.

Conservatory

Vinyl floor tiles, radiator, ceiling fan and French doors to the rear.

Landing

The carpeted landing has two good-sized eave storage spaces, one of which houses the central heating boiler.

Loft room

With dual aspect UPVC windows to front and rear, carpet and radiator.

Outside

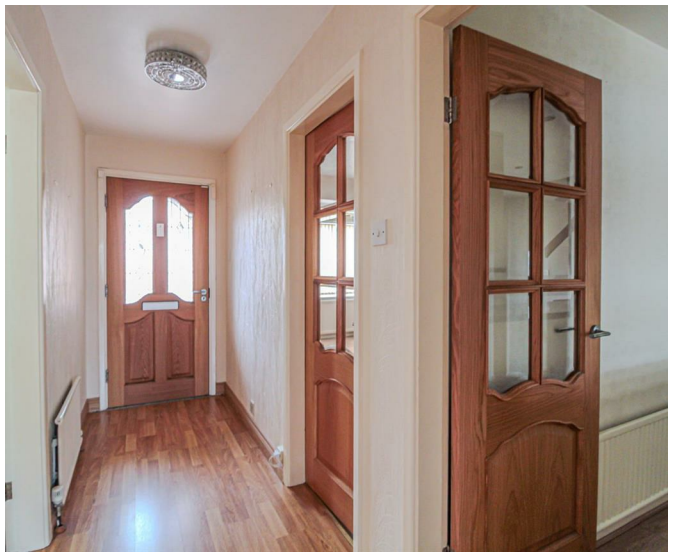
The front garden has a mixture of gravel and paving. The tandem block-paved driveway provides off-street parking and leads to the single garage.

The low-maintenance rear garden has a paved patio area, a pond, small decking, raised flower beds and decorative shingle. There is also an outdoor tap.

Material Information

TENURE: Freehold
COUNCIL TAX: Gedling - Band D
PROPERTY CONSTRUCTION: Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: No
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Very los
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No









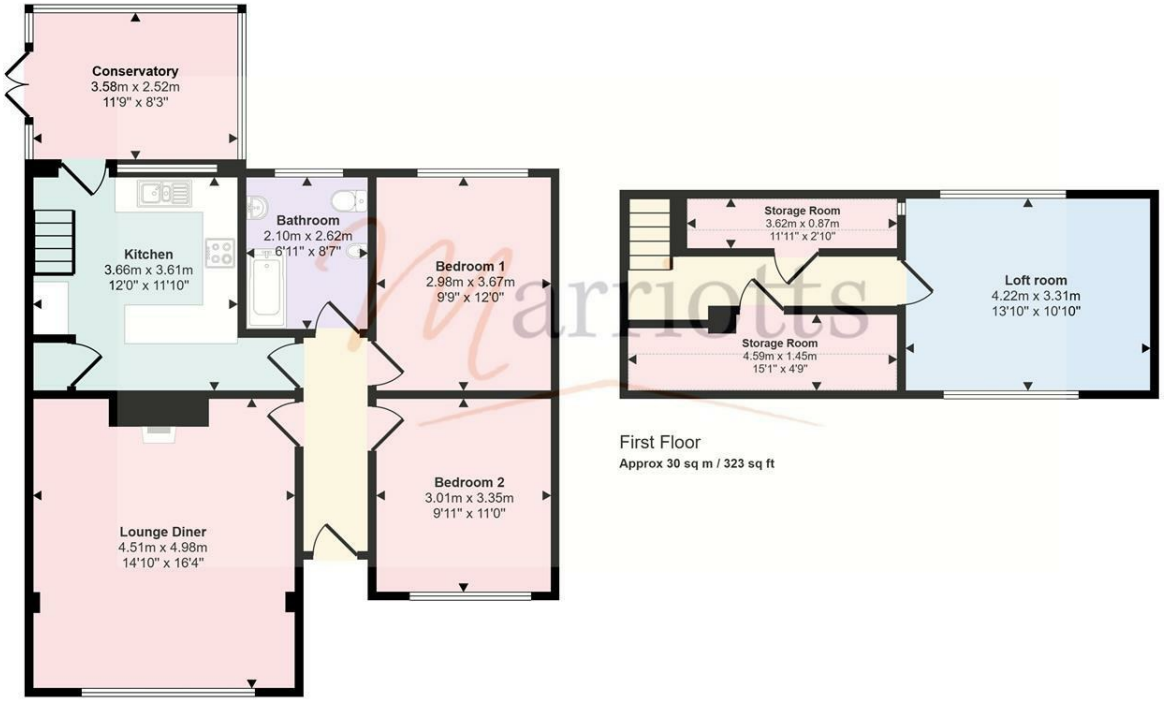


LOCATION OF BOILER: Eaves
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Yes - Octopus
MAINS ELECTRICITY PROVIDER: Yes - Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: There is level access to the front door and a few shallow steps to the rear garden.
OTHER INFORMATION: Please note some photographs in this advert have been enhanced with virtual furniture for demonstration purposes.





Approx Gross Internal Area
111 sq m / 1193 sq ft

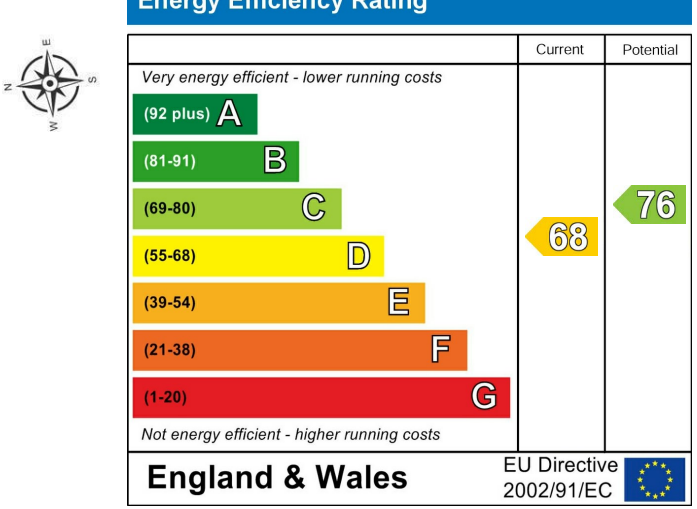


Ground Floor
Approx 81 sq m / 870 sq ft

First Floor
Approx 30 sq m / 323 sq ft

Denotes head height below 1.5m

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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