

HoldenCopley

PREPARE TO BE MOVED

Freda Avenue, Gedling, Nottinghamshire NG4 4FY

Offers Over £550,000

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A BEAUTIFULLY PRESENTED FAMILY HOME ON A GENEROUS PLOT...

Situated on an impressive third-of-an-acre plot and offering beautifully presented, spacious accommodation throughout, this detached family home is perfect for buyers looking to move straight in. Located in a popular area close to great schools, shops, transport links and just moments from Gedling Country Park, the property enjoys park views and a sense of privacy. The ground floor comprises a bright and airy bay-fronted reception room, a modern open-plan kitchen diner with a range of integrated appliances, a useful utility room, two generous double bedrooms, and a three-piece bathroom. To the first floor, the spacious landing—currently utilised as a study—leads to two further double bedrooms, including a master suite with a contemporary en-suite bathroom, as well as two large storage cupboards, offering fantastic practicality for family living. The property is approached via a private driveway providing off-road parking for up to five vehicles, along with a detached two-storey double garage offering excellent potential for conversion into a granny annex or multi-generational living space, subject to the relevant permissions. The front garden features a neatly kept lawn area with mature plants creating a welcoming first impression. To the rear, the home boasts a private garden, complete with a paved patio seating area, a raised lawn, established perennial planting, three apple trees, a pear tree, a greenhouse, fruit cage, and a garden shed—ideal for keen gardeners or those who enjoy outdoor living.

MUST BE VIEWED





- Detached Home
- Four Double Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Spacious Reception Room
- Three Piece Bathroom Suite & En-Suite
- Ample Off-Road Parking & Detached Double Garage
- Well Established Beautifully Maintained Gardens
- Third Of An Acre Plot
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

8'8" x 10'4" (2.65m x 3.16m)
The entrance hall has a UPVC double-glazed window to the side elevation, carpeted flooring and stairs, an under the stairs cupboard, a radiator, coving, recessed spotlights and a single UPVC door providing access into the accommodation.

Hall

9'10" x 3'7" (3.02m x 1.11m)
The hall has carpeted flooring and coving.

Living Room

17'8" x 17'4" (5.39m x 5.30m)
The living room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, two radiators, a dado rail, coving and a ceiling rose.

Kitchen-Diner

32'4" (max) x 18'7" (max) (9.87m (max) x 5.68m (max))
The kitchen-diner has a range of fitted gloss handleless base and wall units with LED lighting, Dekton worktops and a matching kitchen island with a breakfast bar, an integrated double oven, a full length fridge, full length freezer, dishwasher, microwave, and warming drawer, an induction hob, a stainless steel undermount double bowl sink with draining grooves and a Quooker tap providing boiling, filtered and sparkling water, wood-effect tiled flooring, two vertical radiators, built-in gloss handleless units with LED lighting, recessed spotlights, a UPVC double-glazed bow window to the front elevation, UPVC double-glazed windows to the side and rear elevation and UPVC double French doors providing side access.

Utility Room

10'3" x 6'2" (3.14m x 1.89m)
The utility room has fitted gloss handleless base and wall units with Dekton worktops, space and plumbing for a washing machine and tumble dryer, wood-effect tiled flooring, recessed spotlights, a UPVC double-glazed obscure window to the rear elevation and a single UPVC door providing access out to the garden.

Bedroom Three

10'2" x 15'6" (3.12m x 4.74m)
The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Four

11'5" x 10'4" (3.48m x 3.16m)
The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and coving.

Bathroom

9'4" x 6'2" (2.86m x 1.88m)
The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a bi-folding shower screen, tiled flooring and walls, a radiator, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

17'3" x 7'10" (5.27m x 2.41m)
The landing has carpeted flooring, eaves storage, a radiator and provides access to the first floor accommodation.

Hall

12'10" x 3'4" (3.93m x 1.04m)
The hall has carpeted flooring, recessed spotlights and built-in cupboard with bi-folding doors.

Master Bedroom

21'7" x 14'11" (6.58m x 4.57m)
The main bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, two radiators, eaves storage, recessed spotlights and access into the en-suite.

En-Suite

10'6" x 9'10" (3.20m x 3.00m)
The en-suite has a low level concealed flush W/C, a vanity style wash basin, a wet room style shower with a mains-fed shower, tiled flooring and walls, a heated towel rail, an electric shaving point, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

14'8" x 14'9" (4.47m x 4.50m)
The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

OUTSIDE

Front

To the front is a shared driveway with ample space to park up to five vehicles, a detached double garage and a garden with a lawn, mature shrubs and trees and a variety of plants.

Rear

To the rear is a private garden with a paved patio seating area, a raised lawn, a variety of perennial plants, three apple trees, a pear tree, a greenhouse, a fruit cage, a shed, courtesy lighting and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years +
Very low chance of flooding
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – The driveway is shared with the neighbouring property. This property has a 75-foot right of access along the drive, allowing vehicles to drive down and unload, but not to park or stop on the driveway.
Other Material Issues – No

DISCLAIMER

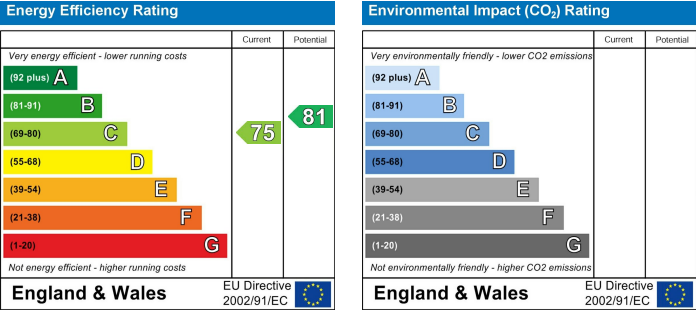
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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