

HoldenCopley

PREPARE TO BE MOVED

Rufford Avenue, Gedling, Nottinghamshire NG4 4FS

Guide Price £300,000 - £325,000

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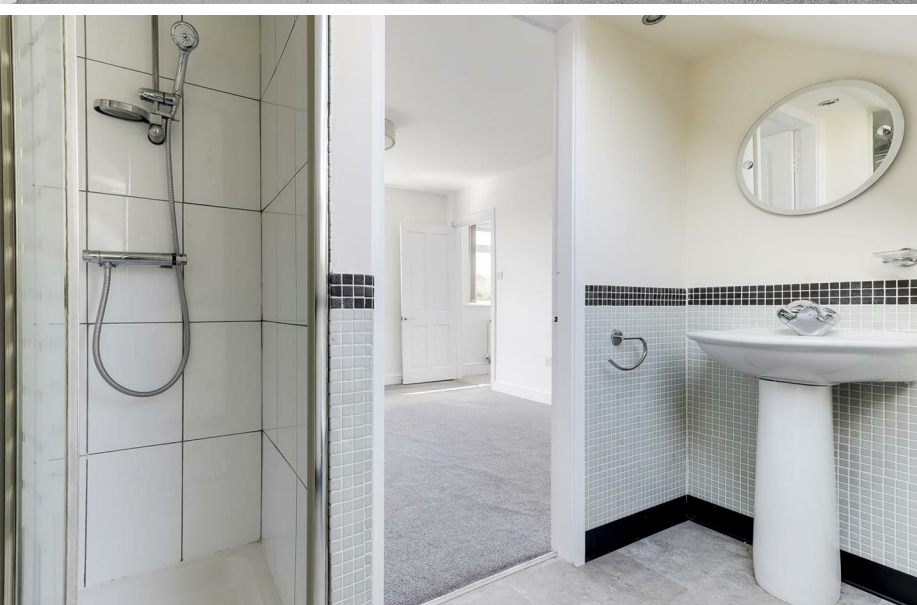
GUIDE PRICE: £300,000 - £325,000

GREAT FAMILY HOME WITH NO CHAIN...

This beautifully maintained three-bedroom detached home is the ideal purchase for a family seeking their next move-in ready property. Boasting a neutral décor throughout and offered with no upward chain, this home is ready for immediate occupancy. Situated in the highly sought-after area of Gedling, the property enjoys a convenient location close to a wide range of local amenities, including Gedling Country Park, well-regarded schools, and excellent transport links. The ground floor features a welcoming entrance hall, a spacious living room, a modern fitted kitchen open plan to a dining area—perfect for entertaining—and a separate utility room for added convenience. Upstairs, you'll find three generously sized double bedrooms, including a master with en-suite, all serviced by a stylish four-piece family bathroom. Externally, the property benefits from a driveway and garage to the front, while the private wrap-around rear garden offers a low-maintenance space complete with decking, artificial lawn, and a patio area—ideal for relaxing or outdoor dining. Enclosed by mature hedging, the garden provides a tranquil retreat with excellent privacy. With its fantastic location, spacious layout, and ready-to-move-into condition, this is a superb opportunity not to be missed.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Open Plan Kitchen & Dining Room
- Separate Utility
- Bathroom & En-Suite
- Low Maintenance Wrap-Around Garden
- Driveway & Integral Garage
- Sought-After Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

8*3" x 4*8" (2.52 x 1.43)

The entrance hall has carpeted flooring, a radiator, wall-mounted coat hooks, a circular obscure feature window to the front elevation, and a single UPVC door providing access into the accommodation.

Living Room

16*8" x 12*3" (5.09 x 3.75)

The living room has a UPVC double-glazed window to the side elevation, wood-effect flooring, recessed spotlights, a radiator, a TV point, a wall-mounted alarm panel, and carpeted stairs with wooden spindles.

Kitchen Diner

24*2" x 8*9" (7.39 x 2.69)

The kitchen has a range of fitted base and wall units with wood-effect worktops and a breakfast bar, a stainless steel sink with a swan neck mixer tap and drainer, an integrated range oven with a five-ring gas hob and an extractor fan, an integrated microwave, an integrated dishwasher, space for a fridge freezer, tiled flooring, tiled splashback, two radiators, an extractor fan, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door and double French doors opening out to the garden.

Utility Room

7*6" x 4*5" (2.30 x 1.35)

The utility room has fitted worktops and wall units, space and plumbing for a washing machine, space for a tumble-dryer, vinyl flooring, a radiator, a wall-mounted boiler, and a UPVC double-glazed window to the rear elevation.

FIRST FLOOR

Landing

15*9" x 3*4" (4.81 x 1.03)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and provides access to the first floor accommodation.

Master Bedroom

13*5" x 11*1" (4.11 x 3.64)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a wall-mounted TV point, and access into the en-suite.

En-Suite

7*1" x 6*1" (2.43 x 2.13)

The en-suite has a low level dual flush WC, a pedestal wash basin, a shower enclosure with a mains-fed shower and a bi-folding shower screen, partially tiled walls, vinyl flooring, a heated towel rail, an extractor fan, recessed spotlights, a partially vaulted ceiling, and a Velux window.

Bedroom Two

10*2" x 9*10" (3.12 x 3.00)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a range of in-built wardrobes, and access to the loft.

Bedroom Three

10*2" x 9*6" (3.12 x 2.92)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

Bathroom

9*2" x 7*6" (2.81 x 2.29)

The bathroom has a low level dual flush WC, a pedestal wash basin, a double-ended panelled bathtub, a separate shower enclosure with a mains-fed shower, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage, and enclosed by hedged borders.

Garage

15*9" x 11*6" (4.82 x 3.53)

The garage has lighting, power points, and an electric up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private wrap-around garden with a large decking area, an artificial lawn, an outdoor tap, courtesy lighting, raised planters, a patio area, external power sockets, a timber built shed, and hedged boundaries.

ADDITIONAL INFORMATION

- Broadband Networks - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

The vendor has informed us there has been an extension which is in the process of being signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

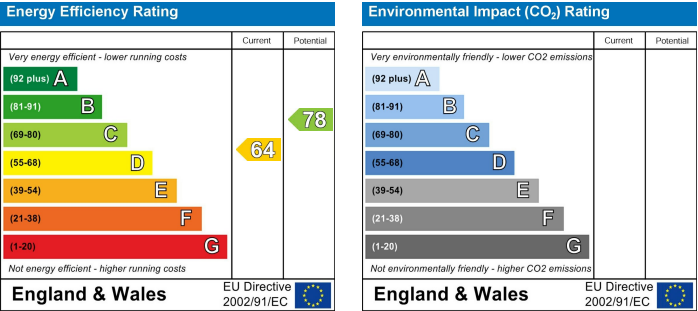
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.



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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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