

HoldenCopley

PREPARE TO BE MOVED

Besecar Avenue, Gedling, Nottinghamshire NG4 4DP

Guide Price £230,000 - £250,000

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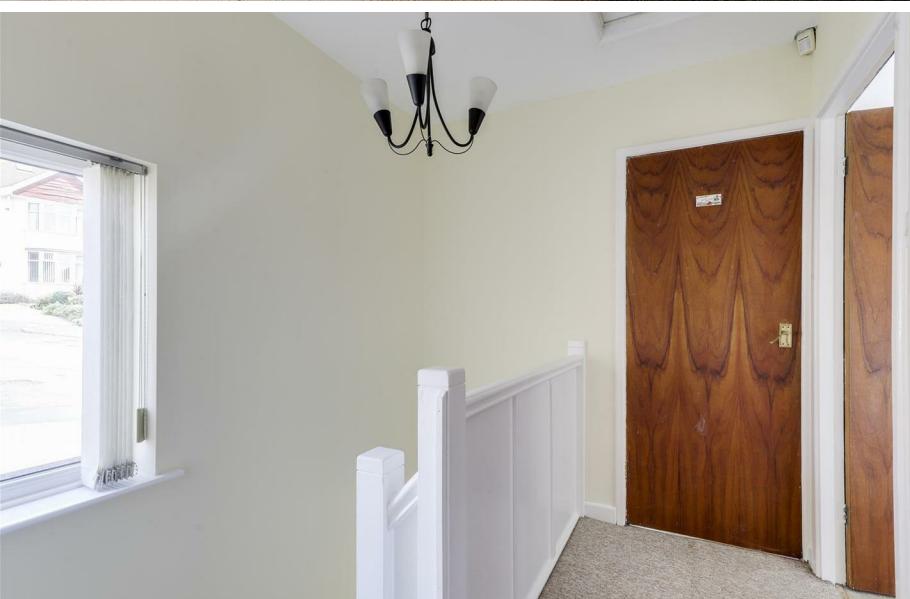
GUIDE PRICE £230,000 - £250,000

SPASIOUS FAMILY HOME...

This semi-detached home is perfectly situated in a sought-after location, offering easy access to local shops, schools, and a wide range of amenities, along with excellent transport links. Step inside to an entrance hall leading to the dining room, featuring a bay-fronted window that fills the space with natural light. The dining room flows seamlessly into the living room, which benefits from a feature fireplace and sliding patio doors opening into a bright conservatory. The conservatory provides a lovely spot to relax while overlooking the rear garden and grants access to both the utility room and kitchen. Upstairs, you'll find three well-proportioned bedrooms, two of which include fitted wardrobes, alongside a spacious four-piece bathroom suite. Outside, the front garden is thoughtfully landscaped with established plants, shrubs, and bushes, complemented by a storm porch and driveway with access to the garage. The rear garden offers a private and enclosed space with a lawn, patio seating area, mature planting, and a hedge and fence boundary.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Dining Room
- Living Room
- Conservatory
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Hallway

11'0" x 5'11" (3.37 x 1.82)

The hallway has wood-effect flooring, carpeted stairs, a fitted base unit, a radiator, and a UPVC door providing access into the accommodation.

Dining Room

11'1" x 11'0" (3.65 x 3.36)

The dining room has a UPVC double glazed bay window to the front elevation, a radiator, wood-effect flooring, and open access into the living room.

Living Room

13'8" x 11'0" (4.19 x 3.36)

The living room has wood-effect flooring, a TV point, a feature fireplace, a radiator, and sliding patio doors opening to the conservatory.

Conservatory

10'3" x 7'8" (3.14 x 2.35)

The conservatory has tiled flooring, a radiator, a UPVC double glazed surround, a Polycarbonate roof, a UPVC door opening to the rear garden, and access into the utility room.

Utility Room

7'0" x 6'0" (2.15 x 1.84)

The utility room has a UPVC double glazed obscure window to the rear elevation, a radiator, coving to the ceiling, and access into the storage room and kitchen.

Storage Room

8'4" x 3'11" (2.56 x 1.21)

The storage room has exposed flooring, space and plumbing for a washing machine, space for a tumble dryer, and a door opening to the rear garden.

Kitchen

11'8" x 5'11" (3.58 x 1.81)

The kitchen has fitted base and wall units with worktops and a breakfast bar, a stainless steel sink with a mixer tap and drainer, a freestanding cooker, a wall-mounted boiler, tiled splashback, vinyl flooring, and a UPVC double glazed window to the side elevation.

FIRST FLOOR

Landing

7'5" x 5'11" (2.28 x 1.81)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

13'10" x 11'0" (4.23 x 3.37)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, an in-built cupboard, and carpeted flooring.

Bedroom Two

12'4" x 8'3" (3.77 x 2.53)

The second bedroom has a UPVC double glazed bay window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Three

7'3" x 6'9" (2.21 x 2.08)

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

Bathroom

9'4" x 5'10" (2.85 x 1.79)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a bath with central mixer taps, a shower enclosure with a wall-mounted electric shower fixture, recessed spotlights, a chrome heated towel rail, floor to ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property are various established plants, shrubs and bushes, a storm porch, access to the rear garden, and a driveway giving access to the garage.

Garage

The garage has ample storage, a window to the side elevation, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is an enclosed garden with a lawn, a patio seating area, various established plants and bushes, and a hedge with fence panelled boundary.

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 1800Mbps and Upload Speed 220Mbps

Phone Signal – Some Voice coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

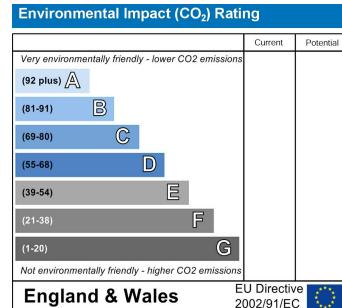
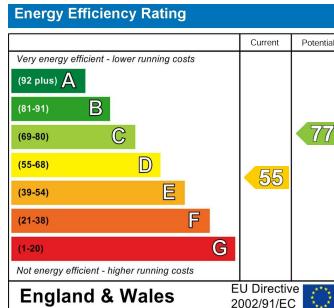
The vendor has advised the following:

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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