

HoldenCopley

PREPARE TO BE MOVED

Corbett Chase, Gedling, Nottinghamshire NG4 4LU

Offers In The Region Of £295,000

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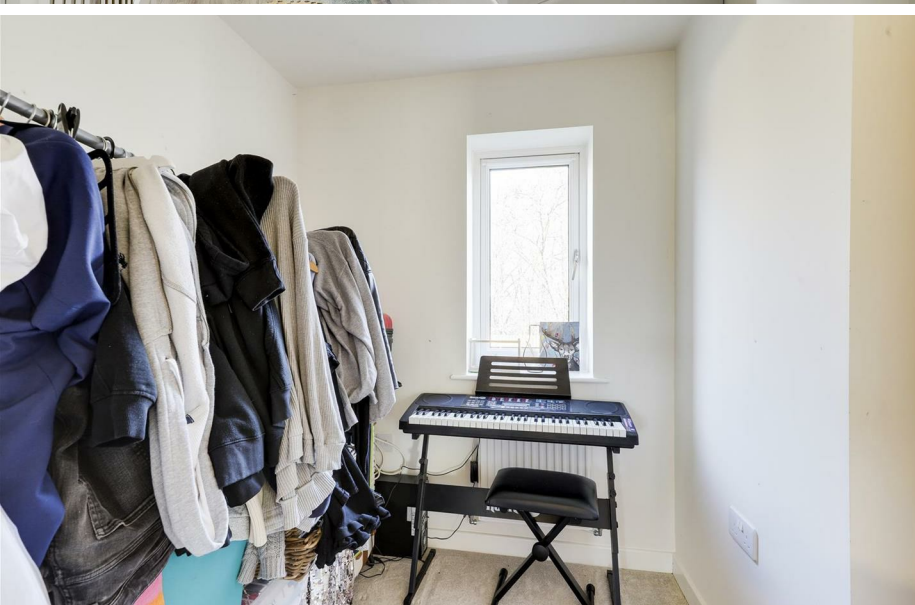


POPULAR LOCATION...

This four-bedroom semi-detached house presents an excellent opportunity for a family home. Located in a popular and convenient area, it enjoys easy access to local amenities, including shops, schools, and strong transport links, making it ideal for commuting. The ground floor features an entrance hall leading to a convenient W/C, a spacious kitchen/diner, and a comfortable living room, which opens through French doors onto the rear garden, creating a bright and inviting space for relaxing or entertaining. Upstairs, there are four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom. A separate three-piece family bathroom completes the first floor accommodation. Externally, the property offers a gravelled front area, a lawn, a driveway leading to a carport, and gated access to the rear garden. The rear garden is fully enclosed and features a patio area, a lawn, a raised section with a shed, an outside tap, an external electrical socket, and a fence-panelled boundary, providing a safe and private outdoor space for family activities.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen/Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To the Master Bedroom
- Driveway & Carport
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'3" x 3'6" (2.23 x 1.08)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

4'9" x 3'3" (1.45 x 1.00)

This space has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, and wood-effect flooring.

Kitchen/Diner

13'4" x 11'6" (4.08 x 3.52)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, space for a tumble dryer, a radiator, tiled splashback, wood-effect flooring, and a UPVC double glazed window to the front elevation.

Living Room

14'8" x 11'6" (4.49 x 3.53)

The living room has carpeted flooring, a TV point, an in-built cupboard, and French doors opening to the rear garden.

FIRST FLOOR

Landing

8'9" x 5'11" (2.67 x 1.82)

The landing has carpeted flooring, a radiator, access in to the loft, and access to the first floor accommodation.

Master Bedroom

14'0" x 10'5" (4.28 x 3.20)

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

En-Suite

8'6" x 5'7" (2.60 x 1.71)

The en-suite has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, an extractor fan, partially tiled walls, and wood-effect flooring.

Bedroom Two

14'8" x 9'6" (4.49 x 2.92)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

9'8" x 8'4" (2.96 x 2.56)

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

Bedroom Four

7'11" x 6'5" (2.43 x 1.96)

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

Bathroom

8'4" x 5'4" (2.56 x 1.64)

The bathroom has UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture and shower screen, a radiator, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, a lawn a driveway with access into the carport, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with an outside tap, an external electrical socket, a patio area, a lawn, a raised area with a shed, and a 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 – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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 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:

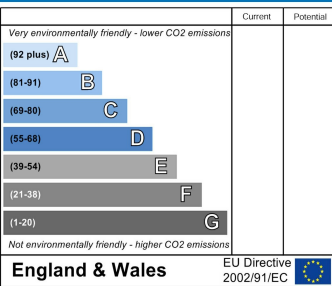
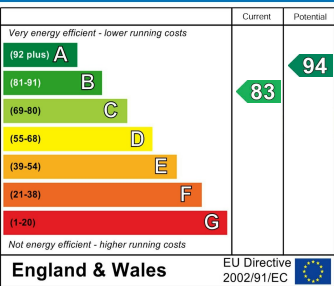
Property Tenure is Freehold

Service Charge per year £142,000

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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 license 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.

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This floorplan is for illustrative purposes only.

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