

HoldenCopley

PREPARE TO BE MOVED

Conisbrough Avenue, Gedling, Nottinghamshire NG4 2RE

Guide Price £350,000

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GUIDE PRICE; £350,000 - £375,000

DETACHED BUNGALOW IN SOUGHT AFTER LOCATION...

This three bedroom detached bungalow is situated on a generous sized plot boasting spacious accommodation both inside and out whilst being exceptionally well-presented. This property benefits from being offered to the market with no upward chain making it ready for you to move straight into! Situated in a desirable location at the top of a quiet cul-de-sac, this property is just a stone's throw away from regular bus links, doctor surgeries, local conveniences and various amenities including Gedling Country Park. Internally, the accommodation comprises of a porch, a large living room with space for a dining area, a fitted kitchen and a bathroom suite complete with three good-sized bedrooms, an en-suite to the master and access into the double garage. Outside there are well-tended to gardens to the front and rear of the property featuring multiple seating areas, a summer house / cabin and off-road parking for multiple cars.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Two Bathrooms
- Double Garage
- Off-Road Parking
- Well-Maintained Feature Gardens
- No Upward Chain
- Sought After Location





ACCOMMODATION

Porch

The porch has carpeted flooring, a radiator, coving to the ceiling, a UPVC double glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation

Living Room

18'10" x 19'7" (5.76m x 5.99m)

The living room has a UPVC double glazed square bay window to the front elevation, carpeted flooring, coving to the ceiling, two ceiling roses, two radiators, a TV point, a feature fireplace with a decorative surround and space for a dining table

Kitchen

9'9" x 15'5" (2.99m x 4.72m)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for an under counter fridge and freezer, a radiator, partially tiled walls, coving to the ceiling, UPVC double glazed windows to the side and rear elevation and a single UPVC door to access the rear garden

Bedroom One

14'4" x 9'10" (4.37m x 3.00m)

The first bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, a radiator, fitted floor to ceiling wardrobes and access into the en-suite

En-Suite

2'11" x 9'8" (0.91m x 2.97m)

The en-suite has a low level flush W/C, a wash basin, an open shower enclosure, fully tiled walls and a UPVC double glazed obscure window to the side elevation

Bedroom Two

11'11" x 8'0" (3.64m x 2.44m)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling and a radiator

Bedroom Three

6'7" x 11'11" (2.02m x 3.65m)

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

Bathroom

9'9" x 7'0" (2.98m x 2.15m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath, fully tiled walls, a radiator, coving to the ceiling and a UPVC double glazed obscure window to the side elevation

Inner Hall

The inner hall has carpeted flooring, coving to the ceiling, two in-built cupboards, a radiator, access to the loft and internal access into the garage

Double Garage

15'11" x 15'11" (4.86m x 4.86m)

The double garage houses the Worcester boiler and has ceiling strip lights, power points and a roller shutter door opening out onto the driveway

OUTSIDE

Front

To the front of the property is a driveway with access into the double garage, a lawn, courtesy lighting and a range of trees and shrubs

Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, courtesy lighting, a shaped lawn, an additional patio area, well-stocked borders with a range of decorative plants and shrubs, fence panelling and access into a summer house / cabin

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

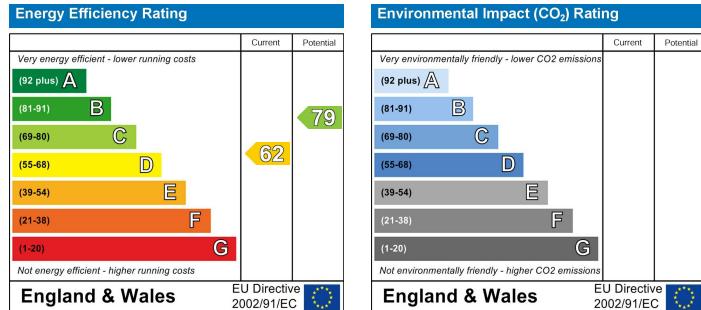
The vendor has advised the following:

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.
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0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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