



Pierrepont Avenue  
Gedling, Nottingham NG4 3NG

**Guide Price £280,000 Freehold**

DETACHED TWO/THREE BEDROOM  
BUNGALOW IN A POPULAR GEDLING  
LOCATION WITH NO UPWARD CHAIN



A particularly well maintained and deceptively spacious detached bungalow, positioned within a highly regarded and established residential area of Gedling. This attractive home offers a flexible and well proportioned layout, ideal for a range of buyers, from downsizers to families seeking single storey living with versatility.

The accommodation comprises a welcoming entrance hallway, a generous lounge with feature fireplace and sliding doors opening into a bright conservatory overlooking the rear garden, a well fitted kitchen with a range of integrated appliances, and a separate dining room providing an excellent space for entertaining. There are two well proportioned bedrooms, along with a further versatile front reception room which could easily be utilised as a third bedroom, home office or additional sitting room depending on individual requirements.

Externally, the property sits on a generous plot with a spacious driveway providing ample off road parking, a well maintained low maintenance front garden, and a private enclosed rear garden which has been thoughtfully landscaped with patio seating areas, lawn and established planting. A detached brick built garage further enhances the practicality of this excellent property.

An early viewing comes highly recommended to fully appreciate the size, flexibility and position of this superb bungalow. Selling with the benefit of NO UPWARD CHAIN.



### Entrance Hallway

UPVC double glazed entrance door to the side elevation leading into the entrance hallway comprising tiled flooring, wall mounted radiator, coving to the ceiling, dado rail, doors leading off to:

### Bedroom One

14'11 x 10'2 approx (4.55m x 3.10m approx)

UPVC double glazed picture window to the front elevation, carpeted flooring, wall mounted radiator, dado rail, coving to the ceiling, built-in wardrobes providing ample storage space.

### Bedroom Two

11'07 x 9' approx (3.53m x 2.74m approx)

UPVC double glazed window to the side elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

### Kitchen

15'03 x 8'6 approx (4.65m x 2.59m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap, four ring ceramic hob with NEFF extractor fan over, integrated NEFF eyelevel double oven, integrated fridge, space and plumbing for an automatic washing machine, integrated freezer, tiled splashbacks, coving to the ceiling, tiling to the floor, UPVC double glazed window to the rear elevation, Velux rooflight offering ample daylight, feature porthole style window, doors leading off to:

### Side Lobby

4' x 5'1 approx (1.22m x 1.55m approx)

UPVC double glazed window to the side elevation, tiled flooring, wall mounted radiator, loft access hatch, door leading through to the bathroom.

### Bathroom

8'09 x 6'04 approx (2.67m x 1.93m approx)

UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, panelled bath with separate hot and cold taps, shower enclosure with electric Mira shower over, low level WC, vanity wash hand basin with mixer tap, wall mounted radiator, heated towel rail, extractor fan.

### Rear Lobby

3'07 x 3'04 approx (1.09m x 1.02m approx)

UPVC double glazed door leading out to the rear garden, tiled flooring, wall mounted radiator, door leading off to the dining room.

### Dining Room

13'04 x 9'01 approx (4.06m x 2.77m approx)

Four UPVC double glazed windows across the side and rear elevations, carpeted flooring, wall mounted radiator, coving to the ceiling.

This versatile third reception room is currently being utilised as a dining room however could become a third bedroom subject to the buyers needs and requirements.

### Lounge

11'05 x 14'07 approx (3.48m x 4.45m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, inglenook fireplace incorporating stone surround and hearth with living flame gas fire, double glazed sliding doors leading through to the conservatory.

### Conservatory

8'1 x 12'3 approx (2.46m x 3.73m approx)

UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors leading out to the rear garden, laminate flooring, wall mounted radiator, airing cupboard housing the gas central heating combination boiler.

### Outside

#### Front of Property

To the front of the property there is a spacious driveway providing ample off the road vehicle hardstanding, tiered 100w maintenance front garden with paved patio areas as well as mature shrubs and trees planted to the borders.

#### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating patio area with canopy over, garden laid to lawn, mature shrubs and trees planted to the borders, space and greenhouses to the rear, large trellising with shrubs and trees to the borders, access to the freestanding brick built garage.

### Garage

Up and over door to the front with light and power.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

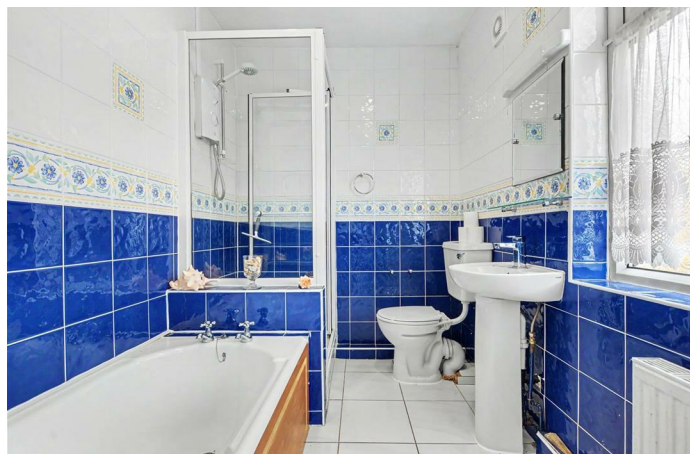
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.