



Phoenix Avenue
Gedling, Nottingham NG4 4EL

£210,000 Freehold

MODERN THREE-BEDROOM FAMILY HOME
WITH SPACIOUS INTERIORS IN A SOUGHT-
AFTER LOCATION!



Situated in the ever-popular village of Gedling, this modern three-bedroom semi-detached home is perfect for first-time buyers or young families seeking comfort, convenience, and space. Boasting a welcoming entrance hall, a spacious living room, and a stylish modern kitchen diner, this property is thoughtfully designed for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms and a contemporary family bathroom, all finished to a high standard with modern décor and appliances throughout.

To the rear, a large split-level private garden provides a fantastic outdoor retreat, complete with a patio area ideal for relaxing or hosting guests. The property also benefits from a spacious driveway offering ample off-road parking. Located in a sought-after area, it's close to a range of local amenities including shops, schools such as Phoenix Infant and Nursery School, and excellent transport links via the A612 and nearby bus routes, making commutes to Nottingham city centre and surrounding areas quick and convenient.

Freehold and offering approximately 861 sq. ft. of internal space, this home combines practical layout with stylish presentation. Gedling itself is a charming and established community, known for its blend of village character and accessibility, with green spaces like Gedling Country Park nearby and a wide range of amenities in Carlton and Mapperley just a short distance away.

Viewing is highly recommended - this is a fantastic opportunity not to be missed. Early viewing is advised to avoid disappointment.



Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with split level featuring large large lawned space, small gravelled area, paved patio area with picturesque views, fencing to the boundaries, outdoor water tap.

Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars, pathway leading to the front entrance door.

Entrance Hallway

Wall mounted vertical radiator, UPVC double glazed window to the side elevation, staircase leading to the first floor landing, under stairs storage, tiling to the floor, doors leading off to:

Lounge

12'7" x 12'11" approx (3.836 x 3.961 approx)

Carpeted flooring, UPVC double glazed window to the front elevation, log burner, TV point.

Kitchen Diner

20'11" x 7'7" approx (6.397 x 2.335 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and point for a washing machine, space and point for a fridge freezer, integrated oven with hob over and extractor hood above, breakfast bar providing additional seating space, tiled flooring, recessed spotlights to the ceiling, ample space for dining table, wall mounted vertical radiator, UPVC double glazed window to the rear elevation with picturesque views, UPVC double glazed French doors to the rear elevation leading to the rear garden.

First Floor Landing

Bedroom One

10'8" x 9'9" approx (3.262 x 2.988 approx)

Carpeted flooring, UPVC double glazed window, wall mounted radiator.

Bedroom Two

10'4" x 10'5" approx (3.155 x 3.200 approx)

Carpeted flooring, UPVC double glazed window, wall mounted radiator.

Bedroom Three

7'8" x 8'8" approx (2.344 x 2.651 approx)

Carpeted flooring, UPVC double glazed window, wall mounted radiator.

Family Bathroom

Modern bathroom comprising panelled bath with mains fed rainwater shower above, vanity wash hand basin with mixer tap over and storage below, WC, laminate floor covering, UPVC double glazed window to the side elevation.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 10mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

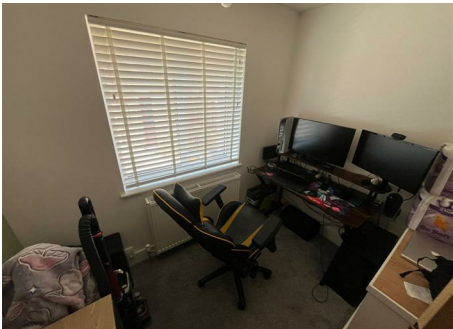
Flood Defences: No

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.