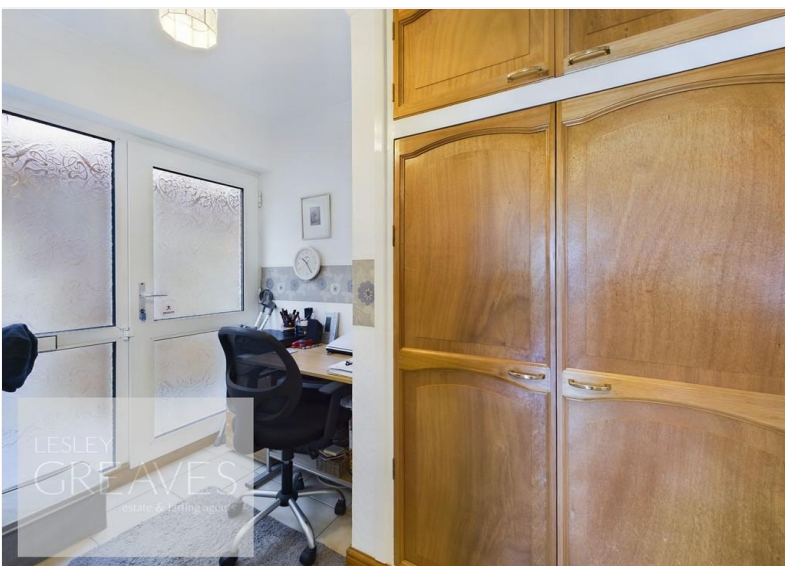




Guide Price £350,000

Avon Road, Gedling, Nottingham NG4 4JU

EPC Rating D



Extended detached family home with generous landscaped gardens to the rear. The property is accessed at the side into an entrance hallway with a built in cloaks cupboard and WC. This area is currently being utilised as a study area. The kitchen comprises a good amount of modern white units with a fitted oven, hob and extractor, door out to the side and a door to a lovely garden room with patio doors onto the rear garden. The 25ft lounge diner can be accessed from here as well as from the entrance hall and has stairs to the first floor. Off the landing is access to the loft, doors to the family bathroom, with an electric shower over the bath and doors to the four good size bedrooms which are all fitted with wardrobes. The master bedroom also benefits from having a built in shower cubicle with an electric shower. To the front is a low maintenance open plan gravelled garden and a block paved driveway providing off street parking and access to the integral garage. There is gated access to a covered area at the side leading to a paved patio area at the rear, landscaped formal lawn area which in turn leads to a further garden area with sheds, which would make a great allotment area. Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold

ENTRANCE HALL 8' 5" x 5' 6" (2.57m x 1.68m)

WC 5' 5" x 3' 0" (1.65m x 0.91m)

KITCHEN 16' 7" x 8' 6" (5.05m x 2.59m)

GARDEN ROOM 11' 8" x 8' 5" (3.56m x 2.57m)

LOUNGE DINER 25' 8" x 12' 1" (7.82m x 3.68m)

BEDROOM ONE 17' 3" x 8' 6" (5.26m x 2.59m)

BEDROOM TWO 15' 2" x 9' 0" (4.62m x 2.74m)

BEDROOM THREE 12' 1" x 11' 0" (3.68m x 3.35m)

BEDROOM FOUR 8' 9" x 8' 5" (2.67m x 2.57m)

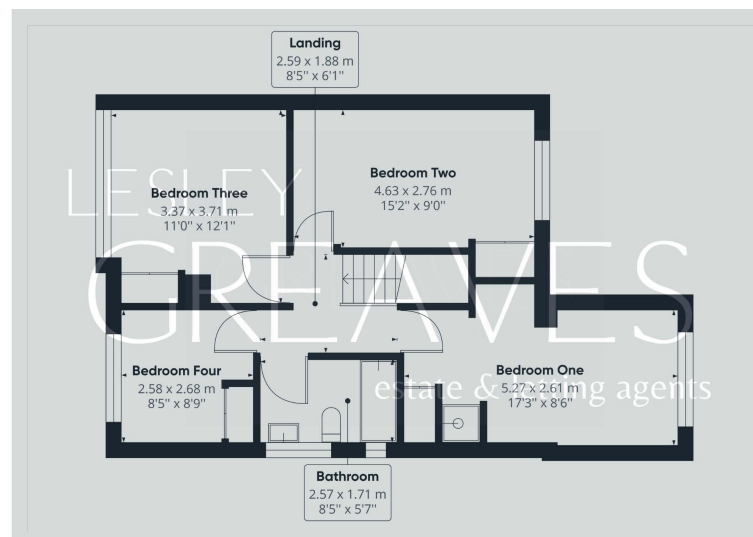
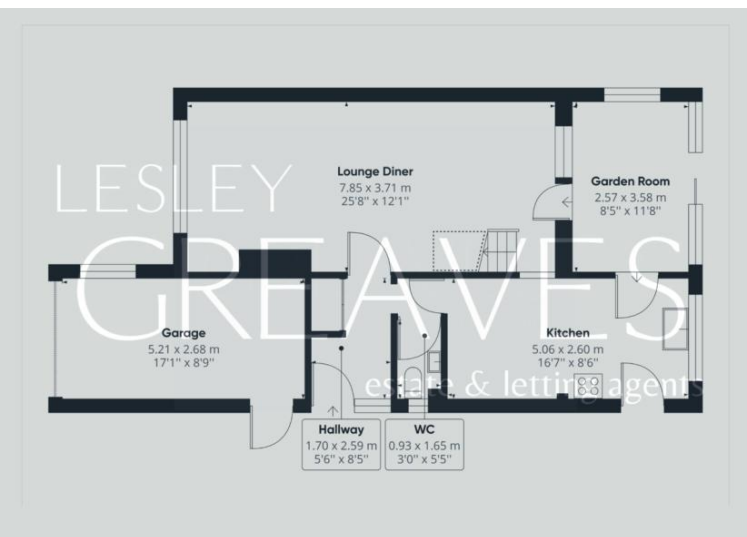
BATHROOM 8' 5" x 5' 7" (2.57m x 1.7m)

GARAGE 17' 1" x 8' 9" (5.21m x 2.67m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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