



£280,000

IMPERIAL AVENUE GEDLING

- DETACHED BUNGALOW
- MODERN KITCHEN
- FOUR-PIECE BATHROOM
- SPACIOUS LIVING ROOM
- DRIVEWAY & CARPORT
- EPC D



Spacious Detached Bungalow with Stunning Views

THE PROPERTY OFFERS WELL-PLANNED ACCOMMODATION, FEATURING A MODERN KITCHEN, A BRIGHT LIVING ROOM WITH A FEATURE FIREPLACE, TWO BEDROOMS, AND A STYLISH FOUR-PIECE FAMILY BATHROOM. SET WITHIN A GENEROUS CORNER PLOT, THE HOME BENEFITS FROM ADDITIONAL OUTDOOR SPACE AND A SENSE OF PRIVACY.

EXTERNALLY, THE BUNGALOW BOASTS A BLOCK-PAVED DRIVEWAY PROVIDING AMPLE OFF-STREET PARKING, A FRONT GARDEN, GATED SIDE ACCESS WITH A CARPORT, A LOW-MAINTENANCE REAR GARDEN AND THE ADDED BENEFIT OF A WORKSHOP WITH POWER AND LIGHTING IDEAL FOR STORAGE OR HOBBIES.

UPON ENTERING THE PROPERTY, THE WELCOMING RECEPTION AREA CURRENTLY USED AS A DINING SPACE CONNECTS SEAMLESSLY TO BOTH THE LOUNGE AND KITCHEN. THE SPACIOUS LOUNGE IS PERFECT FOR RELAXING AND SHOWCASES OAK HERRINGBONE FLOORING, COMPLEMENTED BY A STUNNING FEATURE FIREPLACE IDEAL FOR COSY EVENINGS.

THE KITCHEN IS A PARTICULAR HIGHLIGHT, FITTED WITH A RANGE OF WALL AND BASE UNITS, WORKTOPS, AN INTEGRATED DISHWASHER, EXTRACTOR FAN AND A RANGE-STYLE COOKER. THERE IS ALSO SPACE FOR ADDITIONAL APPLIANCES. A SLIDING DOOR FROM THE KITCHEN LEADS TO AN INNER HALLWAY, WHICH CONNECTS TO BOTH BEDROOMS AND THE BATHROOM.

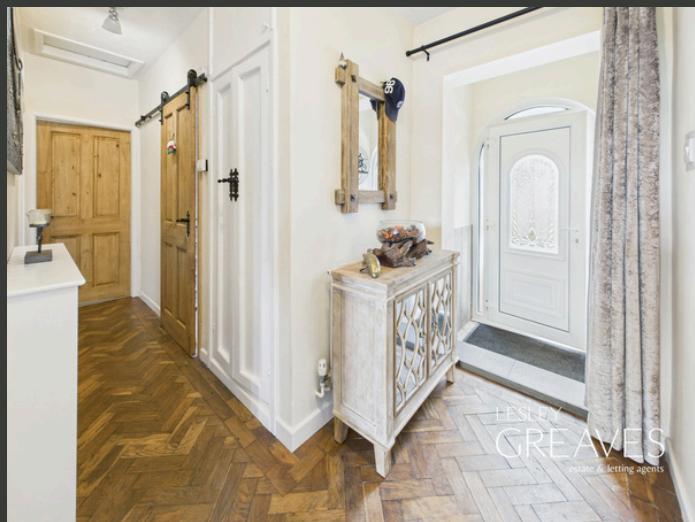
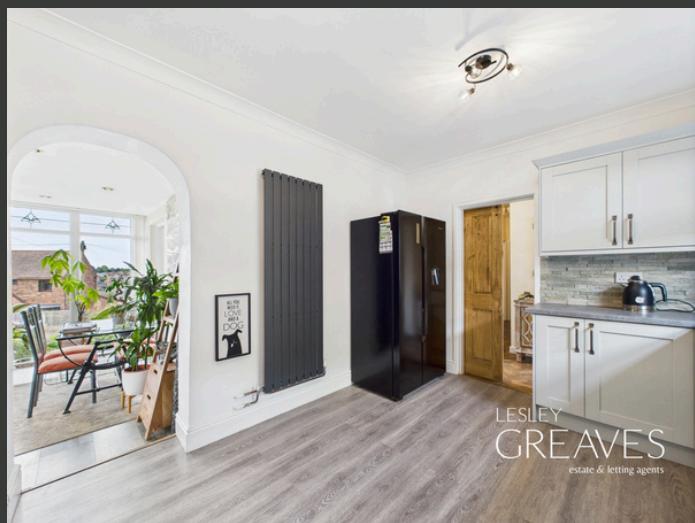
THE MODERN BATHROOM SUITE INCLUDES A BATH WITH A GLAZED SCREEN AND OVERHEAD SHOWER, A SEPARATE SHOWER CUBICLE, A FLOATING SINK AND A LOW-LEVEL WC.

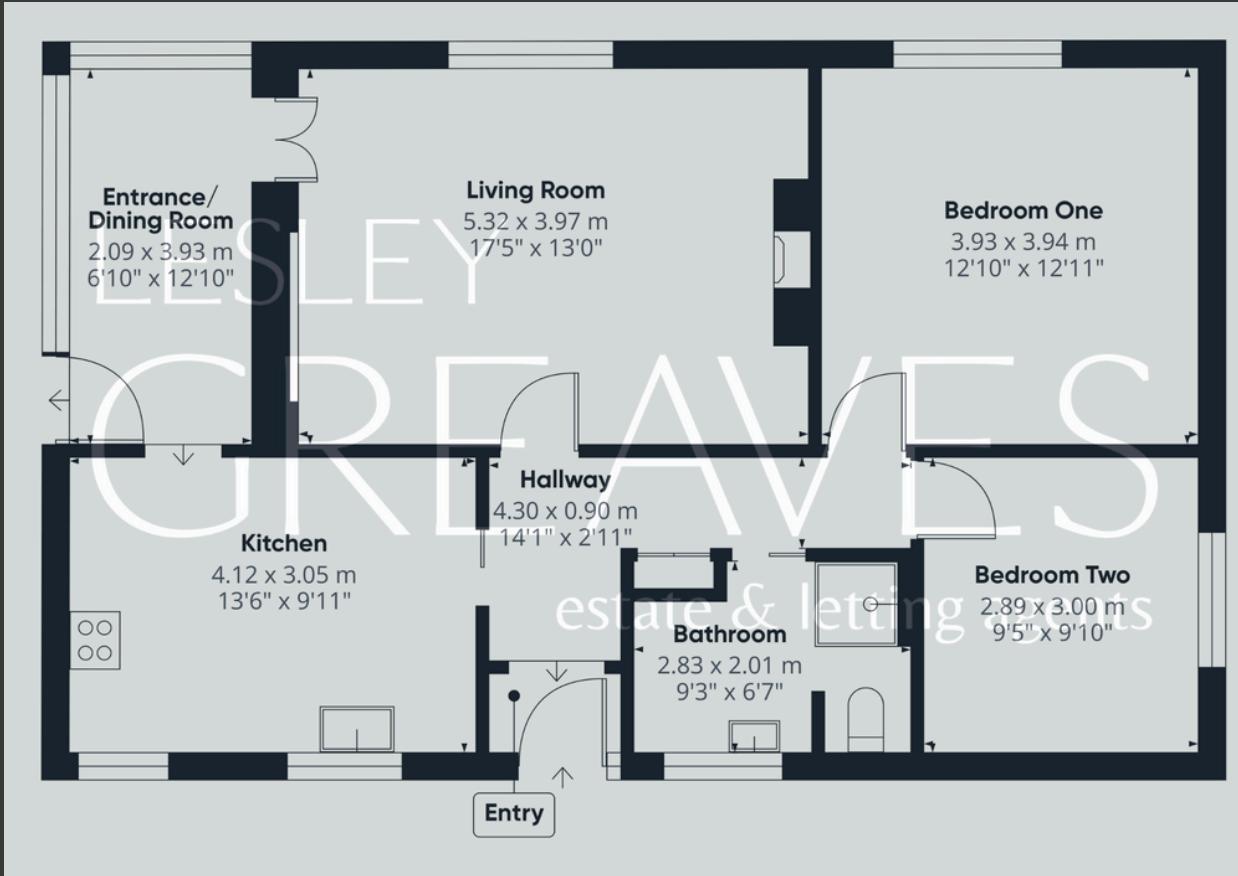
FINISHED TO A HIGH STANDARD THROUGHOUT, THE HOME OFFERS A BLEND OF COMFORT, FUNCTIONALITY AND STYLE.

SET ON IMPERIAL AVENUE IN GEDLING, THIS DELIGHTFUL BUNGALOW ENJOYS LOVELY FRONT-FACING VIEWS AND EXCELLENT ACCESS TO LOCAL AMENITIES AND PUBLIC TRANSPORT. TWO BUS STOPS ARE WITHIN EASY REACH ONE VIA A FLAT WALK ALONG NEWCASTLE AVENUE TO PHOENIX AVENUE, AND ANOTHER CONVENIENTLY LOCATED AT THE BOTTOM OF IMPERIAL AVENUE ON WESTDALE LANE.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 SQ METERS

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | 68 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |





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