



**18 Chedington Avenue, Nottingham – NG3 5SG**

Guide Price **£350,000**

**DavidJames**  
the estate agent





## 18 Chedington Avenue

Nottingham, Nottingham

Beautifully presented 3-bed detached bungalow with a large lounge/dining room, modern kitchen, tandem driveway & garage with local farm shop, café, supermarket & bus links all within walking distance!

Council Tax band: D

Tenure: Freehold

- Beautifully presented detached bungalow in a highly desirable location just off Spring Lane
- Ideally placed with the local Farm Shop and café, supermarket and bus services all within walking distance
- Mapperley's wide range of shops, amenities, doctors and Gedling Country Park all close by
- Bright and inviting entrance hallway with a modern and practical WC
- Generous lounge/dining room with dual aspect windows
- Stylish and modern kitchen with a range of gloss handleless units, integrated appliances and underfloor heating
- Three bedrooms (including two double bedrooms with feature French doors and fitted wardrobes)
- Modern three-piece bathroom suite, fitted unit with semi-recessed basin, back-to-wall WC and underfloor heating
- Detached garage and block paved tandem driveway providing ample off-street parking
- Immaculate low maintenance westerly facing rear garden with block paved patio and raised sleeper planted borders



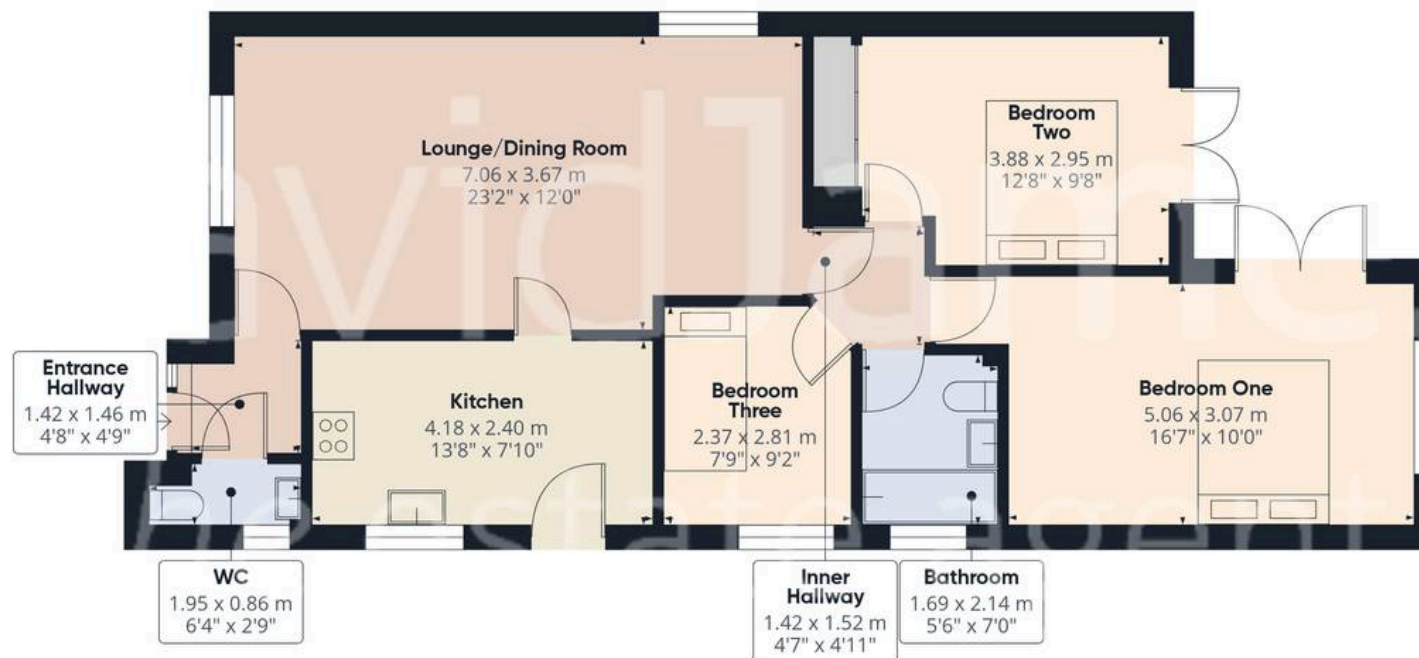












Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

80.5 m<sup>2</sup>

867 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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