





Guide Price £245,000

Adbolton Avenue
Gedling
Nottingham
NG4 3NB

EPC Rating 'D'

A unique opportunity to purchase a traditional property with four bedrooms, driveway and good sized garden. In brief, the well-proportioned accommodation spans three floors and comprises an entrance hallway dining room with bay window, extended living room, WC, kitchen and utility to the ground floor. To the first floor is a landing, family bathroom and three bedrooms, one with en-suite. To the third floor there is bedroom four and a study. There is a low maintenance modern landscaped garden to the rear with a detached garage. To the front is a driveway. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





**UPVC DOUBLE GLAZED DOOR TO-
ENTRANCE HALL**

Tiled effect laminate flooring, radiator, stairs to upstairs accommodation, under stair storage housing meters, doors to kitchen, dining room, WC and living room.

LIVING ROOM

20' 1" x 10' 11" (6.13m x 3.33m)

uPVC double glazed sliding doors to the rear, radiator and coving to the ceiling.

DINING ROOM

14' 9" into bay x 12' 3" into alcove (4.52m x 3.74m)

uPVC double glazed bay window to the front, coving to the ceiling and a radiator.

WC

Low level WC, laminate flooring, tiled splash backs, floating sink, uPVC double glazed window to the side, wooden panelling and a cupboard housing electric meters.

KITCHEN

12' 3" x 8' 2" (3.75m x 2.50m)

With a range of fitted wall and base units, stainless steel sink with mixer tap, laminate work surfaces, gas hob, electric oven and grill, spotlights to the ceiling, radiator and uPVC double glazed window to the side. Opening to-

UTILITY

8' 9" x 6' 2" (2.67m x 1.90m)

uPVC double glazed window to the side, fitted wall and base units, space for a washing machine and dryer, space for a fridge freezer, storage cupboard, wall mounted Worcester combination boiler and uPVC double glazed door to the rear.

LANDING

uPVC double glazed window to the side, doors to the family bathroom, WC, three bedrooms and a door to the stairs leading to the second floor.

MASTER BEDROOM

16' 11" into wardrobe x 10' 11" (5.18m x 3.34m)

uPVC double glazed window to the rear, fitted wardrobes and storage, radiator and door to-

ENSUITE

Three piece bathroom suite comprising a low flush WC, pedestal sink with mixer tap, shower enclosure with mains fed shower, partially tiled walls, tiled flooring, chrome towel rail and a uPVC window to the rear.

BEDROOM TWO

12' 8" x 12' 1" (3.88m x 3.69m)

uPVC double glazed window to the front, fitted wardrobes, coving to the ceiling and a radiator.

BEDROOM THREE

8' 1" x 7' 6" (2.47m x 2.29m)

uPVC double glazed window to the front, radiator and coving to the ceiling.

FAMILY BATHROOM

Bathroom suite comprising a pedestal sink, bath with mans fed shower, storage cupboard, partially tiled and partial aqua boarded walls, coving to the ceiling and extractor.

WC

Low level WC, tiled flooring and uPVC window to the side.

DOOR WITH STAIRS TO BEDROOM FOUR

BEDROOM FOUR

15' 8" x 13' 10" (4.79m reduced head height of 0.68m x 4.24m)

Double glazed Velux window, radiator, storage and a door to-

STUDY

14' 9" reduced head height 1.11m x 6' 3" (4.51m x 1.92m)

uPVC double glazed window to the rear.



Tenure: Freehold

Council Tax Band C

Local Authority: Gedling Borough Council

Property Directions:

From our office in Gedling proceed to the traffic light junction and turn right in to Westdale Lane, continue on Westdale Lane and turn right onto Adbolton Avenue.

OUTSIDE

To the front of the property there is a driveway leading to the detached garage and rear garden. To the rear of the property is a laid to lawn garden with an array of mature plants, shrubs and patio area.

GARAGE 18'11" x 9'9" (5.77m x 2.99m)

With power, lighting and electric door.



TOTAL FLOOR AREA : 1769 sq.ft. (164.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	78 C
39-54	E		
21-38	F		
1-20	G		

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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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