

# HoldenCopley

PREPARE TO BE MOVED

York Close, Gedling, Nottinghamshire NG4 4WD

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Asking Price £200,000



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## SOUGHT AFTER LOCATION...

This semi-detached bungalow is situated in a sought after location within reach of various local amenities, excellent bus links, the open countryside and the stunning Gedling Country Park. This extended property offers plenty of space throughout whilst being beautifully decorated and would be the perfect purchase for anyone wishing to lose the stairs. Internally, the accommodation comprises of an entrance hall, a fitted kitchen with appliances, two reception rooms and a modern bathroom suite complete with two good sized bedrooms and a large conservatory. Outside to the front is off road parking for two cars and to the rear is a recently landscaped garden.

MUST BE VIEWED







- Extended Semi-Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Large Conservatory
- Kitchen With Appliances
- Modern Bathroom
- Beautifully Decorated
- Off Road Parking
- Recently Landscaped Garden
- Walking Distance To Gedling Country Park











ACCOMMODATION

Entrance Hall

The entrance hall has laminate flooring, a radiator, coving to the ceiling and a composite front door providing access into the accommodation

Living Room

10'5" x 13'1" (3.2 x 4.0)

The living room has a UPVC double glazed bow window to the front elevation, laminate flooring, a TV point, coving to the ceiling and a radiator

Kitchen

8'2" x 9'2" (2.5 x 2.8)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven, a four ring gas hob with an extractor fan, an under counter fridge, a washing machine, space and plumbing for a dishwasher, a wall mounted consumer unit, tiled flooring and a UPVC double glazed window to the side elevation

Bathroom

6'10" x 5'2" (2.1 x 1.6)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a wall mounted electric shower, a heated towel rail, tiled flooring, fully tiled walls, an in-built cupboard, access to a loft with lighting and a UPVC double glazed obscure window to the side elevation

Master Bedroom

10'5" x 11'1" (3.2 x 3.4)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a fitted sliding door wardrobe, coving to the ceiling and laminate flooring

Bedroom Two

11'9" x 7'6" (3.6 x 2.3)

The second bedroom has laminate flooring, coving to the ceiling, a radiator, a sliding patio door to the conservatory and an open arch to the study

Study

5'10" x 7'6" (1.8 x 2.3)

The study has a UPVC double glazed window to the rear elevation, laminate flooring and a single door providing access into the accommodation

Conservatory

18'8" x 7'6" (5.7 x 2.3)

The conservatory has tiled flooring, a polycarbonate roof,

wall light fixtures, a radiator, a range of UPVC double glazed windows to the rear elevation and a single UPVC door leading out to the rear garden

OUTSIDE

Front

To the front of the property is a lawned garden with a driveway and gated access to the rear garden

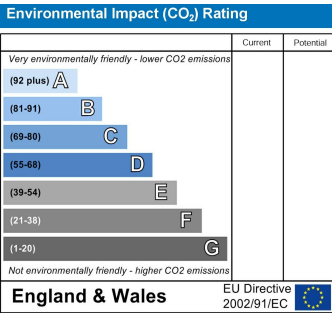
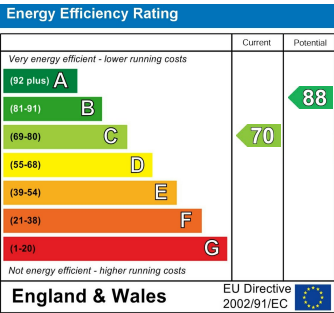
Rear

To the rear of the property is a private enclosed low maintenance garden with decking, raised planters, fence panelling, gravelled areas and a shed

DISCLAIMER

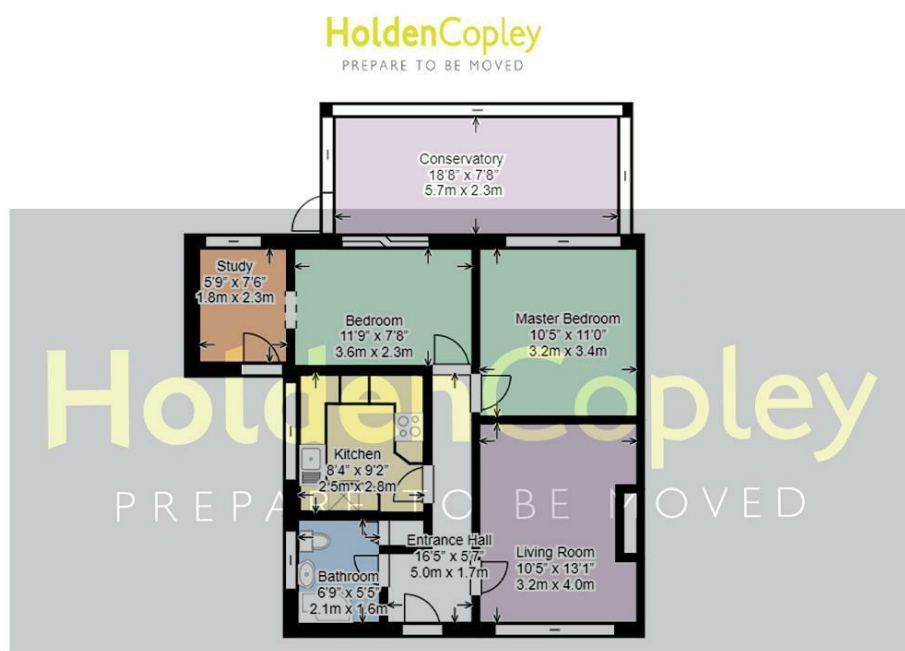
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Approx. Gross Internal Area of the Ground floor:

**697.61 Sq Ft - 64.81 Sq M**

Approx. Gross Internal Area of the Entire Property:

**697.61 Sq Ft - 64.81 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.

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