



**48 Chedington Avenue, Nottingham - NG3 5SG**

Guide Price **£425,000**





## 48 Chedington Avenue

Nottingham, Nottingham

Stylish detached family home close to Mapperley's amenities and Gedling Country Park! 4 bedrooms, dining kitchen, bright lounge and a SW facing garden with a stunning outbuilding/bar plus parking!

Council Tax band: E

Tenure: Freehold

- Detached family home in a popular modern development near Mapperley's amenities
- Situated close to Gedling Country Park (perfect for family walks and outdoor pursuits)
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright and inviting lounge with modern lighting and French doors to the garden
- Dining kitchen featuring fitted units, integrated appliances and generous worktop space
- Four generous bedrooms (including a main bedroom stylish en-suite shower room)
- Modern family bathroom with four-piece suite (including a bath and separate shower)
- South-west facing and enclosed low maintenance rear garden
- Contemporary timber-clad garden room featuring bi-fold doors, a bespoke bar and a WC
- Integral garage with electric door and a block-paved driveway for off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

135.3 m<sup>2</sup>

1455 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.

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## David James Estate Agents

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