



Offers In The Region Of £400,000 Freehold

9 STATION AVENUE | GEDLING | NOTTINGHAM | NG4 3GZ

BuckleyBrown
ESTATE AGENTS

CHARACTER, CHARM, AND SPACE FOR THE WHOLE FAMILY... on the charming Station Avenue in Gedling, Nottingham, this semi-detached house, built in 1910, offers a delightful blend of character and modern living. With five spacious bedrooms, this property is perfect for families seeking a comfortable and inviting home in a well-connected area.

Upon entering the ground floor, you are greeted by a welcoming hall that leads to a generous living room, ideal for relaxation and entertaining. The dining room provides a lovely space for family meals, while the well-appointed kitchen is designed for practicality and ease of use. Adjacent to the kitchen, the utility room adds convenience to daily chores. A versatile fifth bedroom, which can also serve as a gym, is complemented by a modern shower room, making this level both functional and flexible. Additionally, the basement offers ample storage space, catering to all your organisational needs.

Ascending to the first floor, you will find two comfortable bedrooms, perfect for family members or guests, along with a well-equipped bathroom. The landing and staircase lead you to the second floor, where two further bedrooms await, including a delightful en suite that provides a private retreat for the occupants.

Outside, the property boasts a charming garden, offering a tranquil space for outdoor activities and relaxation. The well-maintained exterior enhances the overall appeal of this lovely home, making it an ideal choice for those seeking a blend of space, comfort, and character in a sought-after location.





Hall
Hallway leading to the;

Living Room 13'7" x 13'8"
Traditional wooden flooring, built-in shelving units, a feature fireplace, a beautiful bay window to the front elevation allowing ample natural light, and a central heating radiator.

Dining Room 11'0" x 12'11"
Wooden flooring, ample space for your desired dining furniture, central heating radiator and door leading through into the kitchen.

Kitchen 10'9" x 20'4"
Matching cabinets with ample worktop space, a tiled splashback, integrated appliances including an oven, gas hob and

fridge/freezer, with windows to the rear elevation and a patio door providing access to the garden.

Utility 8'4" x 3'3"
Utility area with space for appliances and worktop space.

Bedroom Five/Gym 8'4" x 13'6"
This room is currently utilised as a gym but offers excellent potential to be used as a fifth bedroom or additional sitting area, benefiting from a central heating radiator, access to a shower room, and patio doors to the rear providing access to the garden.

Shower Room
Two piece shower room with low flush WC and shower.

Landing
Landing leading to the first floor.

Bedroom One 17'1" x 13'8"
Spacious bedroom with carpeted flooring, central heating radiator, fitted wardrobes and windows to the front elevation.

Bedroom Two 11'1" x 12'11"
Spacious bedroom with carpeted flooring, central heating radiator and window to the rear elevation.

Bathroom 10'9" x 10'4"
Four piece suite with bath, shower, hand wash basin and low flush WC with two windows to the rear and a velux window.

Landing
Landing leading to the second floor.

Bedroom Three 11'3" x 13'0"
Spacious second floor bedroom with carpeted flooring, central heating radiator and a velux window.

Bedroom Four 17'1" x 11'9"
Spacious second floor bedroom with carpeted flooring, central heating radiator and velux windows. Access to its own en suite.

En Suite 3'11" x 7'2"
Three piece suite with low flush WC, shower and hand wash basin.

Basement
Basement located beneath the house, offering useful additional storage space.

Outside
Walled, private front garden providing a secure and enclosed entrance to the property. The rear garden features a patio area and an artificial lawn, creating a low-maintenance outdoor space for relaxation and entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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