



23 Chedington Avenue
Nottingham, Nottinghamshire, NG3 5SG

Guide Price
£375,000

4 Bedroom Detached House

- Freehold
- Spacious detached house
- Three reception areas
- attached garage
- South facing enclosed rear garden
- Four generous bedrooms
- Ample off-street parking
- Highly sought-after area
- Catchment area to highly rated schools
- EPC Rating - D, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 23 Chedington Avenue, Nottingham, Nottinghamshire, NG3 5SG](#)



Overview

Guide Price £375,000 - £385,000

Welcome to this exceptional four-bedroom detached house, perfectly positioned in a sought-after neighbourhood. This beautiful home offers a blend of comfort, space, and functionality, making it ideal for modern family living.

Step into a welcoming entrance hallway that leads you seamlessly through the home. A spacious and bright living room, perfect for relaxation and family time, featuring large windows that allow natural light to flood in. Adjacent to the living room, the dining area is perfect for hosting dinner parties or enjoying family meals. A well-equipped kitchen with ample storage and counter space, designed for those who love to cook and entertain. Enjoy the additional space provided by the conservatory, a versatile area that can be used as a second sitting room, playroom, or even a home office. Four generously sized bedrooms, offering plenty of space for the whole family, with potential for a guest room or home office. A well-appointed shower room with modern fixtures and fittings.



Bask in the sunshine with a beautifully maintained south-facing rear garden, perfect for outdoor entertaining, gardening, or simply relaxing. The property includes an attached garage, providing secure parking or additional storage space. A well-kept front garden and driveway offer ample parking and enhance the home's curb appeal. This property is the perfect blend of space, style, and convenience. Don't miss out on the opportunity to make this your new family home!

Mapperley is just a short drive or bus ride from Nottingham city centre, providing easy access to shopping, dining, entertainment, and employment opportunities while allowing residents to enjoy a quieter suburban lifestyle. The area is known for its abundance of green spaces, including Mapperley Park and Gedling Country Park, offering residents beautiful areas for outdoor activities, walking, cycling, and family outings. Mapperley boasts a range of highly regarded schools, both primary and secondary, making it a popular choice for families. This includes Carlton le Willows Academy and Mapperley Plains Primary School. The local high street is bustling with independent shops, cafes, restaurants, and pubs. There's also a strong sense of community, with local events and markets adding to the vibrant atmosphere. Mapperley is well-connected by public transport, with regular bus services to Nottingham city centre and surrounding areas. It's also close to the A60 and A614, providing easy access to major road networks. Mapperley offers a balanced lifestyle with the convenience of urban living and the tranquillity of suburban life, making it a popular choice for a wide range of residents.





Chedington Avenue, Nottingham, NG3

Approximate Area = 1171 sq ft / 108.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Pygott & Crone. REF: 1177803



Location



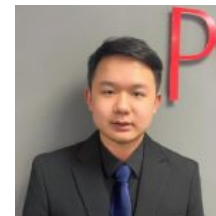
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23 Chedington Avenue, Nottingham
is on the market with our Nottingham branch

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