



32 Chedington Avenue  
Nottingham, Nottinghamshire, NG3 5SG

£450,000

## 4 Bedroom Detached House

- Freehold
- Beautifully arranged living spaces designed for both comfort and entertaining
- Generous natural light throughout, creating a bright and welcoming atmosphere
- Well-proportioned rooms offering flexibility for modern lifestyles
- Stylish kitchen area with ample storage and practical workspace
- Contemporary bathroom fittings finished to a high standard
- Private outdoor space ideal for relaxing or hosting guests
- Conveniently positioned for local amenities, transport links, and schools
- Thoughtfully maintained property ready for immediate occupation
- A warm and inviting home, perfect for creating lasting memories
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 32 Chedington Avenue, Nottingham, Nottinghamshire, NG3 5SG](#)



## Overview

Step inside this well-proportioned and versatile family home on Chedington Avenue, thoughtfully laid out to offer excellent flow and generous living space across two floors.

To the front of the property, the entrance hall provides access to a convenient ground floor WC and leads into the integral garage, offering excellent storage and practical use. The kitchen is centrally positioned and well designed with a functional layout, providing ample workspace and storage while connecting seamlessly to the dining room and main living areas.

The dining room is a real highlight of the ground floor, offering an excellent space for both everyday dining and entertaining. This room benefits from bi-fold doors opening directly onto the rear garden, creating a superb indoor-outdoor flow and filling the space with natural light. The dining area connects comfortably to the kitchen, making it a sociable hub of the home.



From here, the accommodation flows into the spacious living room, a warm and inviting space featuring a fireplace and plenty of room for comfortable seating. Double doors lead through to the conservatory, which extends the living accommodation further and enjoys views over the garden, providing a bright and versatile additional reception space ideal for relaxing throughout the year.

To the first floor, the property offers four well-proportioned bedrooms arranged around a central landing. The main bedroom provides a generous double space, while bedrooms two and three are also well-sized, ideal for family living or guest accommodation. Bedroom four is particularly appealing, featuring a Juliet balcony that enhances the sense of light and space, making it a perfect study, nursery, or additional bedroom. The floor is completed by a modern family bathroom, conveniently located off the landing.

Externally, the property benefits from a private rear garden accessed via the dining room bi-fold doors and conservatory, offering an ideal space for outdoor dining, entertaining, or relaxation. The integral garage adds further practicality and storage options.

Located in a sought-after residential area, the home is well placed for local amenities, schools, and transport links. A particular highlight is the close proximity to Gedling Country Park, offering extensive green space, scenic walking trails, and far-reaching views just a short distance away, perfect for outdoor leisure and family enjoyment.





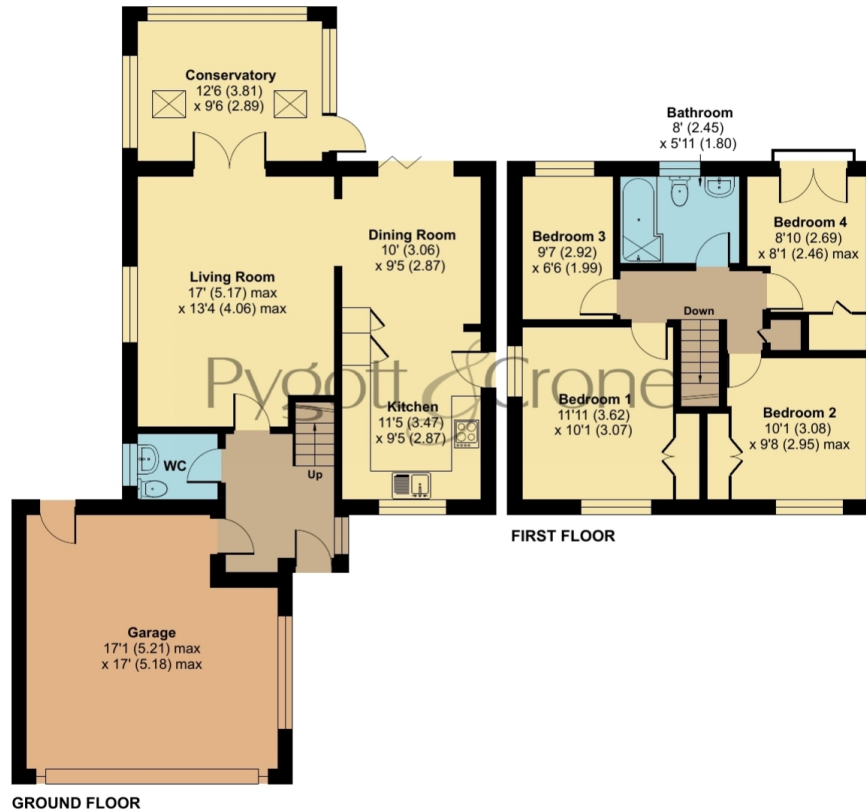
# Chedington Avenue, Nottingham, NG3

Approximate Area = 1182 sq ft / 109.8 sq m

Garage = 270 sq ft / 25 sq m

Total = 1452 sq ft / 134.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1457830



## Location



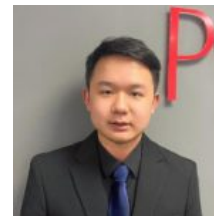
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