



Maple Lodge  
Friday Lane | Gedling | Nottingham | Nottinghamshire | NG4 3LB

FINE & COUNTRY

# MAPLE LODGE









# KEY FEATURES

## MAPLE LODGE

An exceptional and contemporary detached home of individual design situated in the highly regarded east Nottinghamshire village of Gedling. Located off a private road approximately 6 miles east of Nottingham city centre and set behind 2 sets of electric gates, Maple Lodge sits nestled within its grounds offering privacy and exclusivity so rarely found within a popular suburban area. This striking home was completed in 2018 and created to be eco-friendly, efficient to run and one-of-a-kind in its design, criteria which have certainly been fulfilled. In addition to its first class finish throughout, the property boasts an abundance of features both inside and out with mechanical ventilation providing heat recovery and filtered air to the home, an air source heat pump to assist in overall efficiency, zoned wet-system underfloor heating to all accommodation, triple glazing to the majority of windows, vast bi-folding doors to the kitchen bringing the outside in, superfast broadband throughout the home, integrated surround sound speaker system to the lounge, external power points and Wi-Fi boosters to the garden and electric car charging point off the double garage – just some of the features which ensure Maple Lodge stands out from the rest.

## THE ACCOMMODATION

The property enjoys approximately 2583sq.ft of stunning accommodation arranged over one floor, an ideal arrangement to suit a variety of purchases needs and circumstances. Upon entering the home you are immediately greeted by a spacious entrance hall which gives access to much of the principal accommodation and offers an early indicator of the quality found within. The showpiece to Maple Lodge is undoubtedly the exceptional open-plan living/ dining kitchen which spans 10m in length, boasts 5m high ceilings and benefits from vast bi-folding external doors which flood the room with light – it offers an ideal space for families to enjoy or for entertaining guests in style. Forming part of the kitchen and one of the most unique features to this home is the central courtyard. Open topped and accessed via internal bi-folding doors, this area creates a fantastic spot sheltered from the elements to enjoy on windy days and, when entertaining, it offers something that little bit special. Leading off kitchen you'll find the study, a generous room which lends itself perfectly to those working from home, however, should an additional bedroom be needed this room could be easily adapted for this use. The principal suite offers a wonderful retreat, with a spacious bedroom enjoying an internal window to the central courtyard, fitted dressing room and a stunning en-suite shower room. Elsewhere you'll find an additional three very generously proportioned bedrooms, two of which enjoy en-suite shower rooms, a separate family bathroom and a fully fitted utility room.





























































## GARDENS & GROUNDS

Benefitting from an extremely private plot extending to approximately 0.25 acres, the attention to detail found within the home continues externally with beautifully landscaped gardens to enjoy. The front of the property is accessed via two separate sets of electric gates which lead up to the detached double garage and a substantial block paved driveway capable of accommodating a number of vehicles. The main terrace leads immediately off the kitchen, this space gives a fantastic area to spill outside for socialising or dining with ample room for garden furniture and a BBQ/ outdoor kitchen. The elevated decking area is fenced to all sides creating a wonderful private area to enjoy. Purpose built to house a

jacuzzi tub and benefitting from both fitted seating and space for garden furniture, when lit up at night this area is certain to impress.

## PLANNING PERMISSION GRANTED

Full planning permission has been recently granted on the detached double garage for a side extension with roof conversion to create an additional roughly 850sq.ft of usable accommodation. Full planning documents and further information can be found on the Gedling Borough Council planning portal using reference 2022/0127.







#### **LOCATION**

Gedling Village overall offers a wide range of local amenities and conveniences with reputable schooling for all ages. Nottingham city centre is within easy reach which offers a wider range of services and amenities. The property is generally well located to provide access to the region's commercial and retail centres. The property is also well located for Gedling Country Park which offers green open space, country walks and a haven for wildlife.

#### **DISTANCES**

A60 Mansfield Road 3 miles  
A612 Colwick Loop Road 1.5 miles  
Nottingham High School 5 miles  
Nottingham City Centre 6 miles  
Nottingham Train Station 5 miles  
Queens Medical Centre 9 miles  
M1 Motorway J26 8 miles  
A46 8 miles  
East Midlands Airport 20 miles

#### **SERVICES**

Mains water, electricity and drainage are understood to be connected. Zoned wet system underfloor heating powered by air source heat pump can be found throughout the home.

#### **TENURE**

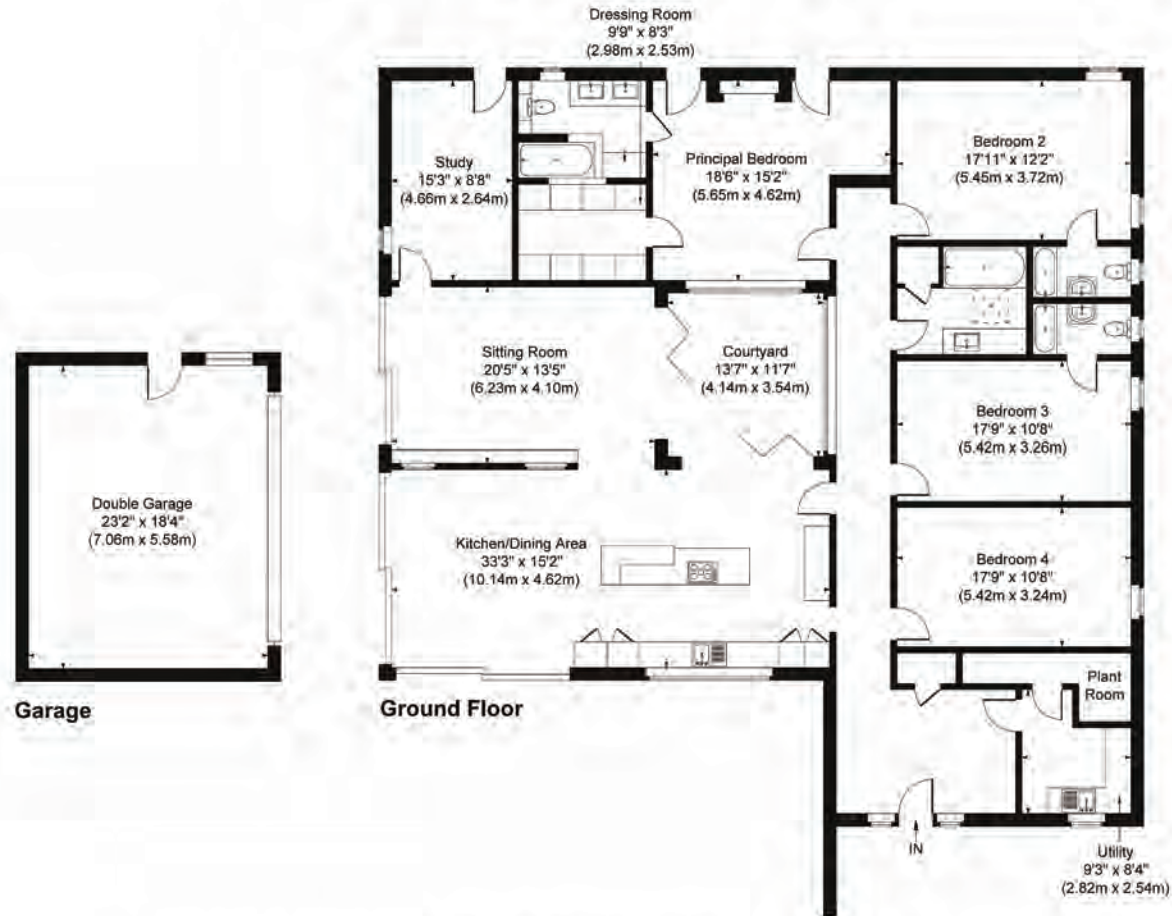
Freehold.

#### **VIEWINGS**

Strictly by appointment with Fine & Country Nottingham. Please contact Pavlo Jurkiw for further information.



**Maple Lodge, Gedling**  
**Approximate Gross Internal Area**  
**Main House = 259 sq.m/2583 sq.ft**  
**Garage = 39 sq.m/420 sq.ft**  
**Total = 298 sq.m/3208 sq.ft**



EPC EXEMPT

Illustration for identification purposes only, measurements are approximate, not to scale.  
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