

HoldenCopley

PREPARE TO BE MOVED

Jessops Lane, Gedling, Nottinghamshire NG4 4BQ

£2,950 PCM

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PREPARE TO BE IMPRESSED...

This stunning four-bedroom detached house in Gedling offers luxury accommodation with bespoke features, ideal for a growing family. Situated in the heart of Gedling, it provides easy access to shops, schools, and transport links to the City Centre, while also offering a countryside feel with fields and walks nearby. Spanning over two floors, the house boasts spacious rooms with ample in-built storage. Upon entry, you're greeted by a grand entrance hall leading to a modern open-plan fitted kitchen and sitting area. High-spec integrated appliances and feature windows flood the space with natural light. The sitting area seamlessly connects to the rear garden through bi-folding doors, providing a perfect spot to unwind. Additional conveniences include a utility room, downstairs WC, spacious living room with a feature fireplace and a playroom for added functionality. Upstairs, four double bedrooms offer ample space, with bedrooms one and two featuring modern high-spec en-suites. The master bedroom also includes fitted wardrobes. Additionally other bedrooms cater from a three-piece modern bathroom suite. Outside, the property impresses with a paved driveway, detached garage, and a gravelled area with decorative plants and shrubs. The large enclosed landscaped garden at the rear features a lawn, paved seating area, gravelled area, decked seating area, pergola, and access to a shed, all enclosed by a wall and fence surround. Available for occupancy in mid-May, this property is truly one-of-a-kind and must be seen to be fully appreciated.

PLEASE NOTE FURNISHINGS ARE NEGOTIABLE

MUST BE VIEWED





- Exclusive Detached House
- Four Double Bedrooms
- Open Plan Modern Fitted Kitchen/Dining Area With Utility Room
- Spacious Living Room & Separate Play Room
- Office & Downstairs WC
- Three Piece Bathroom Suite & Two Additional En-Suites
- Large Enclosed Landscaped Garden
- Driveway & Double Garage
- Sought After Location
- Available May





ACCOMMODATION

GROUND FLOOR

Hallway

26'11" x 18'11" (8.21 x 5.77)

The hallway has wooden flooring and stairs, two radiators, recessed ceiling spotlights, in-built storage cupboard, in-built storage cupboard, a double height space UPVC double glazed window to the front elevation and a single composite door providing access into the accommodation

WC

5'10" x 3'10" (1.78 x 1.19)

This area has wood effect flooring, partially tiled walls, recessed ceiling spotlights, vanity washbasin with mixer taps, radiator, low level dual flush WC and an extractor fan

Office

9'10" x 8'9" (3.00 x 2.67)

The office has wood effect flooring, recessed ceiling spotlights, radiator and UPVC double glazed window to the front elevation

Living Room

21'10" x 20'5" (6.67 x 6.23)

The living room has wood effect flooring, recessed ceiling spotlights, chimney breast with a feature fireplace with a freestanding log burner effect fire with a hearth and decorative surround, two vertical radiators, French internal doors leading to the Kitchen, a range of UPVC double glazed windows to the side and front elevation and a UPVC double glazed Velux window

Sitting Room

18'2" x 11'8" (5.54 x 3.57)

The sitting room has wooden flooring, recessed ceiling spotlights, radiator, UPVC double glazed window to the side elevation and a UPVC double glazed floor to ceiling feature window to the front elevation

Kitchen

34'0" x 16'2" (10.38 x 4.93)

The kitchen has wooden flooring, partially tiled walls, recessed ceiling spotlights, a range of fitted wall and base units with fitted quartz worksurfaces, breakfast bar, integrated oven and grill with a separate induction hob, undermount sink and a half with mixer taps, radiator, integrated dishwasher, space for a dining table and chairs, open plan to the living/dining area, a range of UPVC double glazed windows, UPVC double glazed Velux windows to the ceiling and a feature full-height double-glazed window

Sitting Room

16'4" x 15'2" (4.98 x 4.63)

The sitting room has wooden flooring, vertical radiator, internal French doors leading to the living room, recessed ceiling spotlights, UPVC double glazed Velux windows to the ceiling and UPVC double glazed bi-folding doors providing access to the rear garden

Utility

7'8" x 7'7" (2.34 x 2.32)

The utility room has wooden flooring, recessed ceiling spotlights, partially tiled walls, a range of fitted wall and base units with fitted worksurfaces, sink with a drainer and mixer taps and a wall mounted boiler system

FIRST FLOOR

Landing

18'7" x 11'9" (5.67 x 3.59)

The landing has wooden flooring, recessed ceiling spotlights, smoke alarm, two radiators, UPVC double glazed Velux window and provides access to the first floor accommodation

Master

22'1" x 11'10" (6.74 x 3.62)

The main bedroom has carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes, radiator, UPVC double glazed window, a UPVC double glazed Velux window and provides access to the en-suite

En-suite

7'1" x 6'3" (2.17 x 1.92)

The en-suite has wood effect flooring, partially tiled walls, recessed ceiling spotlights, pedestal washbasin with mixer taps, towel rail, shaving point, low level dual flush WC, corner shower enclosure with a wall mounted mains-fed waterfall shower with a separate shower over, UPVC double glazed Velux window and an extractor fan

Bedroom Two

13'2" x 12'1" (4.03 x 3.70)

The second bedroom has carpeted flooring, recessed ceiling spotlights, radiator and a UPVC double glazed window to the front elevation

Ensuite

10'5" x 4'11" (3.18 x 1.51)

The en-suite has wood effect flooring, recessed ceiling spotlights, extractor fan, washbasin with mixer taps, wall mounted towel rail, low level dual flush WC, corner shower enclosure with a wall mounted mains-fed waterfall shower and a UPVC double glazed obscure window to the front elevation

Bedroom Three

14'11" x 10'6" (4.57 x 3.21)

The third bedroom has carpeted flooring, recessed ceiling spotlights, radiator and two UPVC double glazed windows to the rear elevation

Bedroom Four

14'11" x 7'8" (4.56 x 2.34)

The fourth bedroom has carpeted flooring, recessed ceiling spotlights, loft hatch, radiator and a UPVC double glazed window to the rear elevation

Bathroom

7'7" x 6'10" (2.32 x 2.10)

The bathroom has wood effect flooring, partially tiled walls, recessed ceiling spotlights, extractor fan, low level dual flush WC, wall mounted towel rail, vanity washbasin with mixer taps, shaving point, panelled bath with mixer taps with a wall mounted electric shower and shower screen

OUTSIDE

FRONT

To the front is a paved driveway providing ample off street parking with access to a detached garage, gravelled area with a range of decorative plants and shrubs with steps leading to the accommodation with a hedge and wall surround

REAR

To the rear is a large enclosed garden with a lawn, paved seating area, gravelled area, decked seating area, a pergola, access to a shed with a range of decorative plants and shrubs with a wall and fence surround

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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