



# £600,000

GUIDE PRICE

FIELD CLOSE  
GEDLING

- GLAZED PORCH
- ENTRANCE HALLWAY
- BOW-FRONTED STUDY
- L-SHAPED DINING AND LIVING ROOM
- UTILITY ROOM
- SUN ROOM WITH POOL ACCESS



## Substantial Family Home in Gedling Village - No Upward Chain

THIS SUBSTANTIAL FAMILY HOME, SITUATED ON A TRANQUIL CUL-DE-SAC IN THE HEART OF GEDLING VILLAGE, IS OFFERED FOR SALE WITH NO UPWARD CHAIN. DESIGNED WITH GENEROUS ACCOMMODATION, THIS PROPERTY IS IDEAL FOR A GROWING FAMILY.

UPON ENTERING, A GLAZED PORCH LEADS TO AN INVITING ENTRANCE HALLWAY. THE HOME FEATURES A BOW-FRONTED STUDY/SITTING ROOM, A CLOAKROOM/WC, AND AN L-SHAPED DINING AND LIVING ROOM WITH AN INSET GAS FIRE AND A PICTURE WINDOW THAT OFFERS A VIEW OF THE REAR GARDEN. THE SPACIOUS KITCHEN BREAKFAST ROOM IS COMPLEMENTED BY A UTILITY ROOM AND A SUNROOM, WHICH INCLUDES A PERSONNEL DOOR TO THE LARGE GARAGE.

THE TILED FLOOR OF THE SUNROOM EXTENDS TO A COVERED AREA AT THE SIDE, PROVIDING ACCESS TO A SHOWER ROOM THAT SERVES THE SWIMMING POOL.

THE FIRST FLOOR COMPRISES A MODERN BATHROOM AND FIVE BEDROOMS, TWO OF WHICH HAVE EN-SUITE FACILITIES. THE UPSTAIRS REAR WINDOWS OFFER PICTURESQUE VIEWS OF WILLOW PARK, WHILE THE FRONT WINDOWS PROVIDE VIEWS OF GEDLING CHURCH.

THE LANDSCAPED REAR GARDEN FEATURES VARIOUS AREAS OF INTEREST, INCLUDING FRUIT TREES, SHRUBS, A LAWN, PATIO, AND A SWIMMING POOL. THE PROPERTY ALSO BENEFITS FROM SOLAR PANELS, HELPING TO REDUCE RUNNING COSTS WHEN HEATING THE POOL. THE FRONT GARDEN IS LAWNED AND INCLUDES ADDITIONAL FRUIT TREES, A PRESSCRETE DRIVEWAY, AND A LARGE GARAGE.

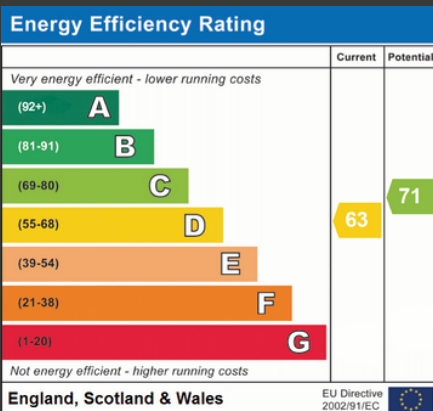
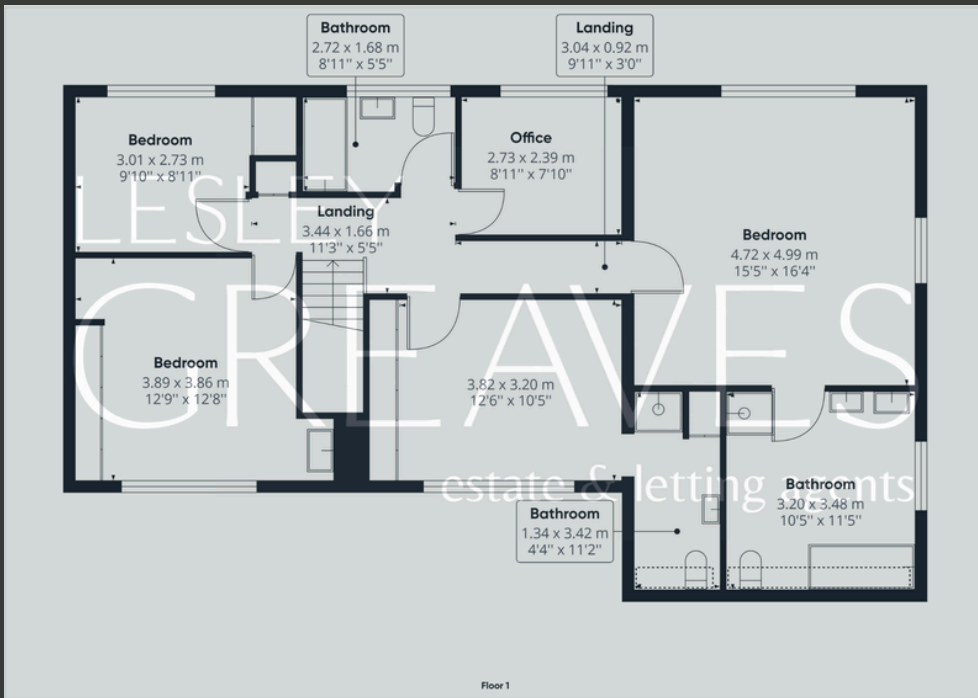
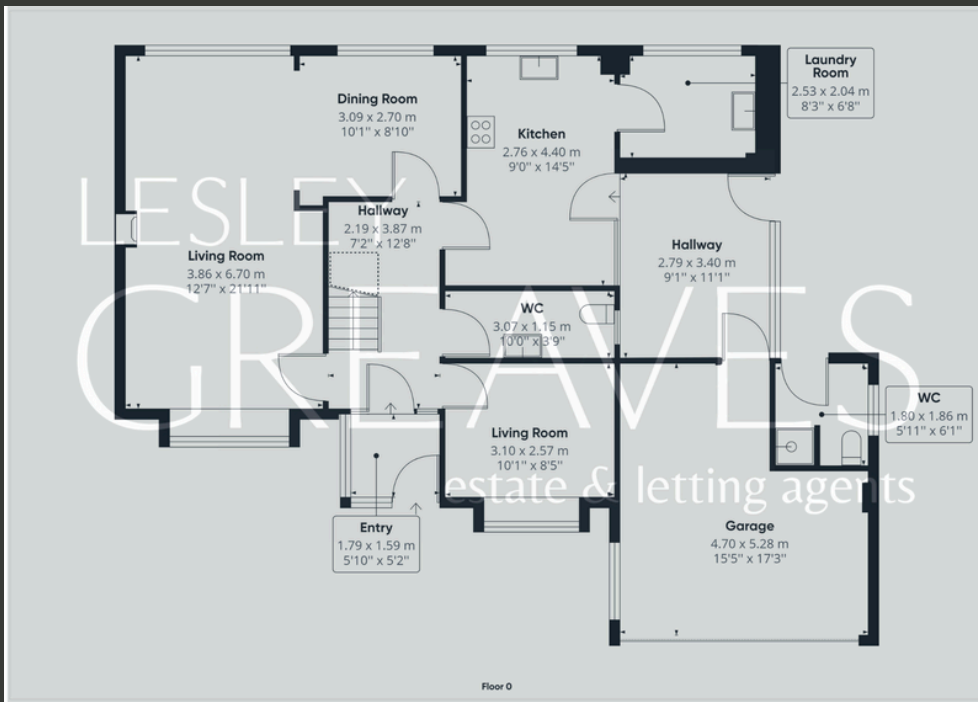
GEDLING IS A WELL-ESTABLISHED RESIDENTIAL AREA KNOWN FOR ITS PROXIMITY TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES. IT IS ALSO RENOWNED FOR ITS COUNTRY PARK, WHICH FEATURES A PLAY AREA AND CAFÉ.

VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THE QUALITY AND SPACIOUSNESS OF THIS EXCEPTIONAL FAMILY HOME.

- FREEHOLD
- COUNCIL TAX BAND; F
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 167 SQ METERS







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