

JOHNSONS & PARTNERS

Estate and Letting Agency



MAIN ROAD, GEDLING

NOTTINGHAM, NG4 3HD

GUIDE PRICE £650,000



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****Guide Price £650,000 - £675,000****

A truly wonderful, detached cottage, set in an elevated position behind a walled garden, The period property is a gem with much larger accommodation than would appear from a mere kerbside glance. You must take the time to book an internal viewing in order to fully appreciate both the accommodation and gardens, together with this great location. There are a wide range of 'family friendly' amenities close by which include popular schools for children of all ages, a variety of shops, regular public transport services and recreational facilities, including nearby Gedling Country park.

In brief, the double glazed and centrally heated accommodation comprises entrance porch, study with staircase to first floor, lounge with a beautiful walk in inglenook fireplace, with log burner, dual aspect, separate dining room, L shaped kitchen with some appliances, individual wine storage, separate utility, WC inner hallway, with spiral staircase leading to the second part of the first floor accommodation. From the main landing there is a walk in store, principal suite with double bedroom, dressing area with fitted wardrobes and an en suite shower room. There are two further double bedrooms and a modern 'family bathroom'. From the inner hallway there is a spiral staircase which leads up to a separate landing, two further bedrooms and modern shower room with WC. There is also internal access to the L shaped garage which has a maximum measurement of 24ft 2' x 16ft 3'. To the outside, there is a driveway, gated in part, with gardens to the remaining three sides of the cottage, that offer a good degree of privacy, which you will be able to appreciate on your viewing.

Contact us now to book your personal viewing appointment.

Porch
6'9 x 5' (2.06m x 1.52m)

Lounge
19'2 x 13'4 into inglenook fireplace (5.84m x 4.06m into inglenook fireplace)

Dining Room
13'5 x 10'5 (4.09m x 3.18m)

Kitchen
14'9 x 12'3 I shaped (4.50m x 3.73m I shaped)

Study
13' x 12'5 (3.96m x 3.78m)

Utility Room
5'2 x 4'6 (1.57m x 1.37m)

WC
4'5 x 2'6 (1.35m x 0.76m)

Inner Hallway
7'2 x 5'10 (2.18m x 1.78m)

First Floor Landing
22'5 x 3'11 (6.83m x 1.19m)

Store
8'11 x 3'6 (2.72m x 1.07m)

Bedroom Two
12'5 x 9'5 (3.78m x 2.87m)

Bedroom Three
15'5 x 9' (4.70m x 2.74m)

Bedroom One
13'5 x 10'2 (4.09m x 3.10m)

Dressing Area With Wardrobes
5'6 x 3'5 to wardrobe fronts (1.68m x 1.04m to wardrobe fronts)

En Suite
7'3 x 5'10 (2.21m x 1.78m)

Family Bathroom
12' x 7'4 (3.66m x 2.24m)

Annex
access via spiral staircase from inner hallway (access via spiral staircase from inner hallway)

Landing

Bedroom Four
16'2 x 11'11 (4.93m x 3.63m)

Bedroom Five
12'10 x 7'5 (3.91m x 2.26m)

Shower Room
7'6 x 5'6 (2.29m x 1.68m)

Garage
24'2 x 16'3 maximum (7.37m x 4.95m maximum)

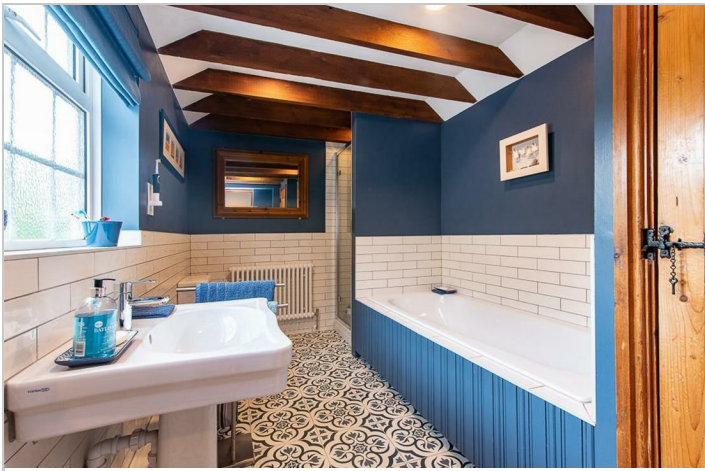
Outside

Walled Elevated Position

Driveway

Gardens To Front & Side

Gated Access To rear Garden



Road Map



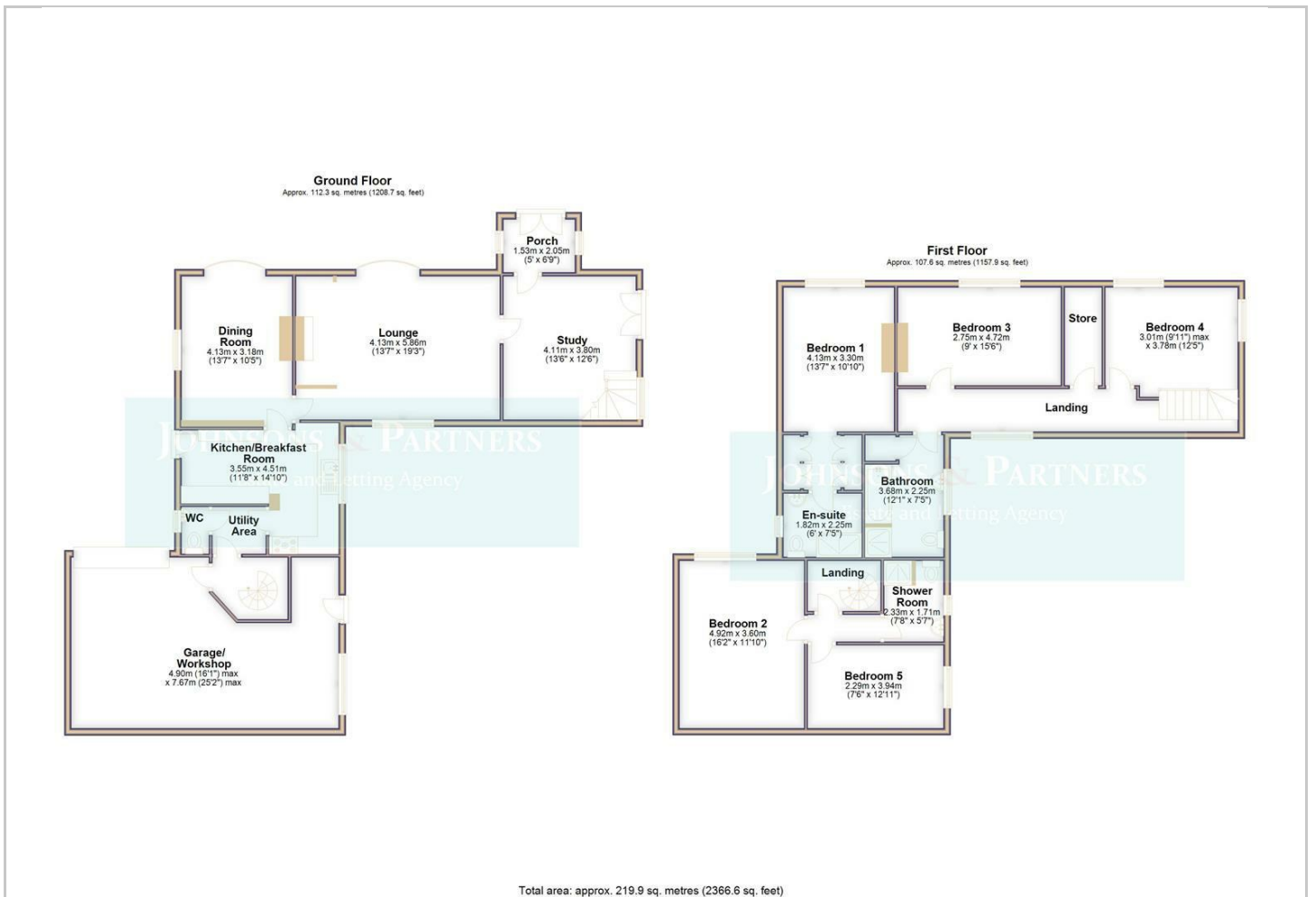
Hybrid Map



Terrain Map



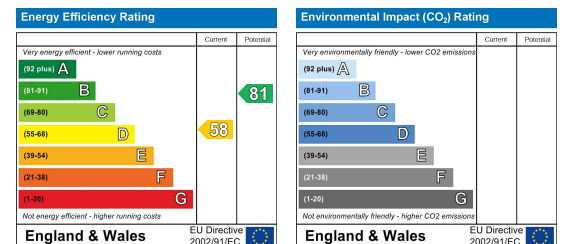
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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