

# JOHNSONS & PARTNERS

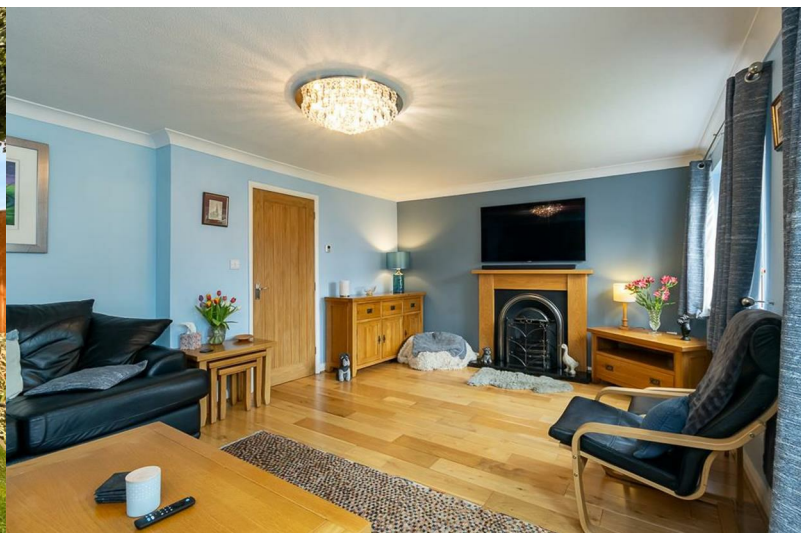
Estate and Letting Agency



**14 NEWLANDS DRIVE, GEDLING**

NOTTINGHAM, NG4 3HU

**GUIDE PRICE £550,000**



# 14 NEWLANDS DRIVE

GEDLING, NOTTINGHAM, NG4 3HU

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Guide Price £550,000 - £595,000 | Versatile Layout | Beautifully Presented Throughout | Large Garage | Popular Location | Close to Local Amenities |

Experience the epitome of family living in this spectacular 5-bedroom house, located on the serene Newlands Drive, Gedling. This capacious home, extended and modernised to exacting standards, presents an unrivalled opportunity for families seeking comfort, space, and modern conveniences.

The heart of this home is a stunning modern kitchen, equipped with sleek floor-to-ceiling units that host a suite of integrated appliances, including a double oven and a built-in coffee machine. A commodious kitchen island sits at the centre, doubling as the perfect breakfast area. The open-plan design features bi-fold doors that usher in natural light and lead into a full glass sunroom, creating a seamless indoor-outdoor flow that is ideal for entertaining.

A separate living room and dining room provide ample space for relaxation and formal occasions, while the substantial principal bedroom suite boasts an elegant ensuite, ensuring a private retreat for the heads of the household. The four additional bedrooms are generously proportioned, each offering a comfortable haven for family members or guests.

The property benefits from a large garage, transformed with underfloor heating, insulated walls, and a vaulted ceiling, presenting potential for a variety of uses. The south-east facing rear garden invites outdoor living and gardening enthusiasts to relish in the sun-soaked space.

Set in a highly sought-after location, the residence is conveniently close to local amenities, ensuring all your daily needs are within easy reach. With parking for three vehicles, this home accommodates the modern family's lifestyle.

Viewings of this exceptional family home are highly advised to fully appreciate its breadth of features and the quality of life it offers. Don't miss the chance to make Newlands Drive your new family sanctuary.

#### Entrance Hallway

Under floor heating with programable room thermostat  
Fully tiled floor  
Electric points  
Outdoor light switch & front door PIR lamp  
Oak cover over ground under floor heating controls

#### Cloak Cupboard

Under floor heating  
Fully tiled  
Enclosed smart gas meter  
Electric consumer unit/fuse box  
Solar iBoost PV electric hot water heating immersion heater controls

#### Living Room

19'1" x 11'0" (5.83 x 3.36)

Under floor heating with programable room thermostat  
Solid oak floor  
External brick built chimney  
Gas flame effect fire  
Cast arch fire place & back plate with oak wooden surround  
Black Granite hearth  
Flame effect gas fire Gas Safe Certificate issued 11/21  
Electric sockets  
Central cut glass light  
TV point  
Glazed UPVC glazed window to rear  
Sliding patio hardwood/aluminium door into Orangery.

#### Orangery

12'2" x 9'2" (3.73 x 2.80)

Brick & UPVC construction with tinted Pilkington K self cleaning glass roof  
Under floor heating with programable room thermostat  
Fully tiled floor  
Electric sockets  
LED downlight fitted into pelmet  
UPVC twin opening doors into garden

#### Office/Dining Room

12'5" x 8'9" (3.80 x 2.68)

Under floor heating with programable room thermostat  
Carpet to floor  
Electric sockets & sky fibre broadband & telephone point  
UPVC double glazed window to front  
Wall & ceiling lights

#### Ground Floor Shower Room

Under floor heating with programable room thermostat(Bathroom)  
Tiled floor  
Sink recessed into storage cupboard with tiled back splash  
Low level dual flush toilet  
Thermostatically controlled chrome heated towel rail  
LED flush LED panel lights  
Ventaxia extractor fan.  
Shower tray with glazed sliding door  
Fixed Multi-spray/overhead shower with separate flex shower head

#### Breakfast Kitchen

20'4" x 9'10" (6.20 x 3)

Under floor heating with programable room thermostat  
Fully tiled floor  
Multi sensor Smoke & heat detector fire alarm  
Recessed dimmable LED panel lights to ceiling.  
Dimmable light switch to outside glass room  
Full feature wall of Integra Astral White & silver handleless cabinets fitted with AEG stainless steel built in coffee machine  
AEG warming drawer  
AEG integrated combi microwave oven  
AEG warming drawer  
AEG Integrated pyrolytic single multifunction oven  
AEG Integrated column freezer  
AEG Integrated column larder fridge  
Central island/breakfast bar with white composite quartz worktop  
Integra Astral handleless white & silver base cabinets and draw units.  
Breakfast bar  
Stainless steel sink with hot & cold taps  
Steaming hot and cold filtered drinking water taps  
Power tech pop up power socket  
4 zone bevelled edge glass induction hob  
Siemens stainless steel & white glass illuminated extractor fan  
Fisher Paykel stainless steel twin draw dish washer  
Integrated washing machine  
Five panel opening Bi fold doors onto wooden decking complete with glass veranda

#### Glass Viranda

16'2" x 9'8" (4.95 x 2.97)

Wooden decking  
Lockable storage unit with cushioned seating  
Waterproof electric sockets  
LED remote control lights in roof  
LED wall light

Oak double winder staircase to first floor landing



Road Map



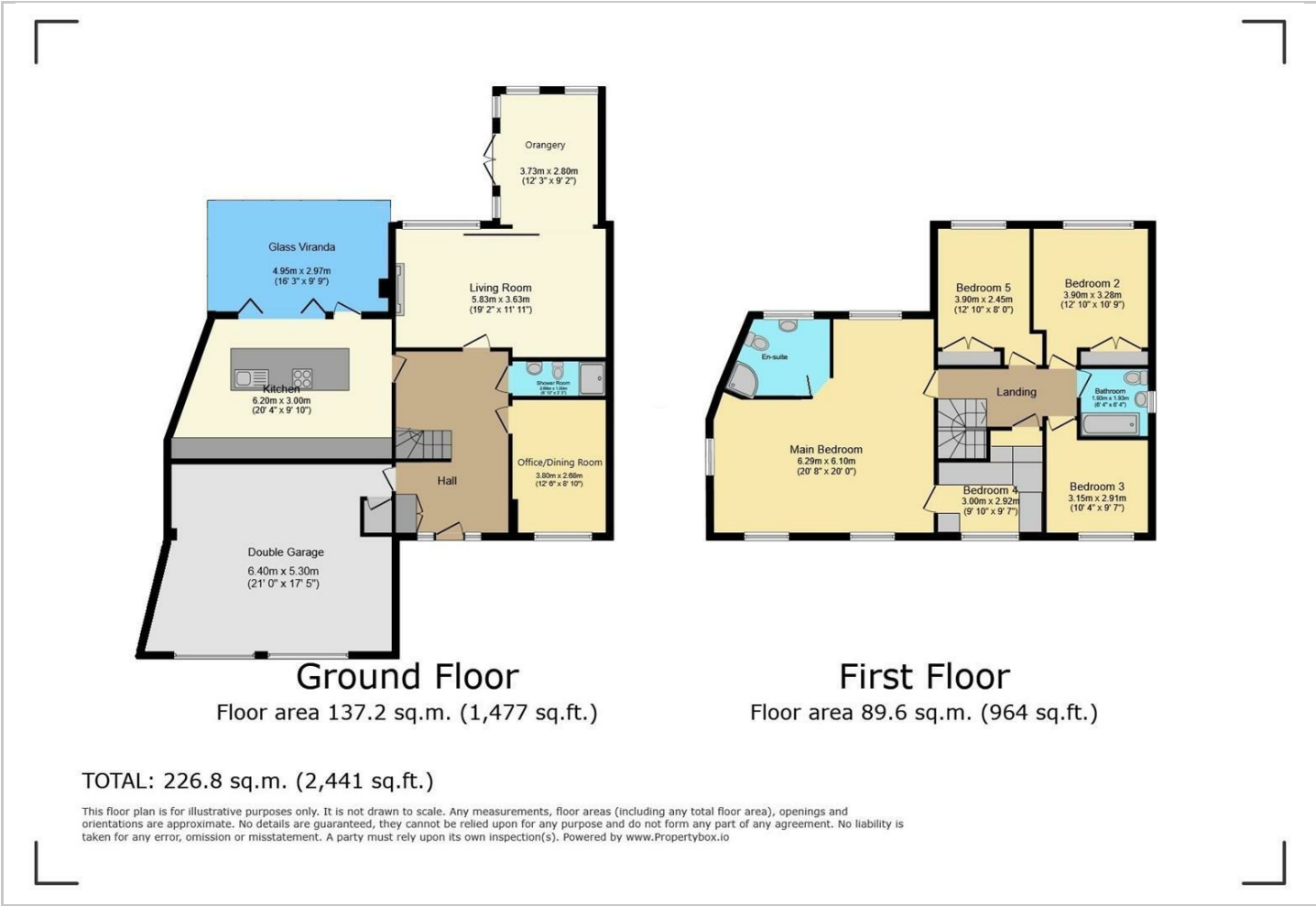
Hybrid Map



Terrain Map



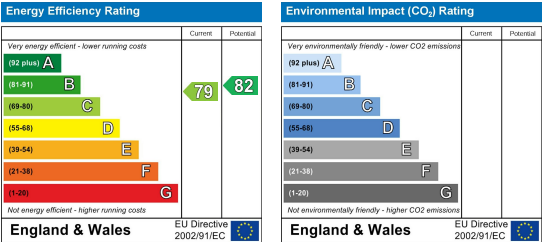
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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