

JOHNSONS & PARTNERS

Estate and Letting Agency



14 NEWLANDS DRIVE, GEDLING

NOTTINGHAM, NG4 3HU

GUIDE PRICE £550,000



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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



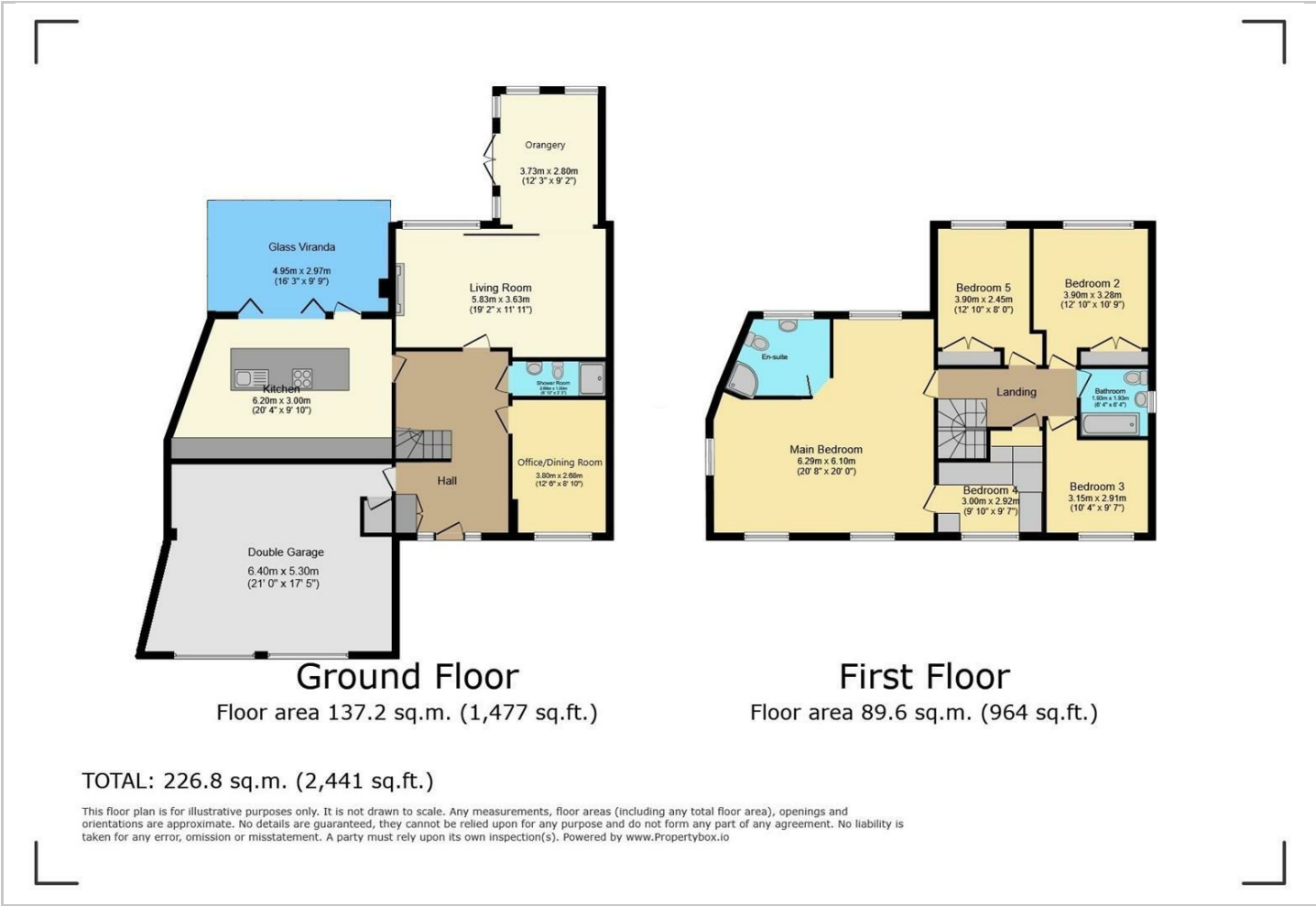
Hybrid Map



Terrain Map



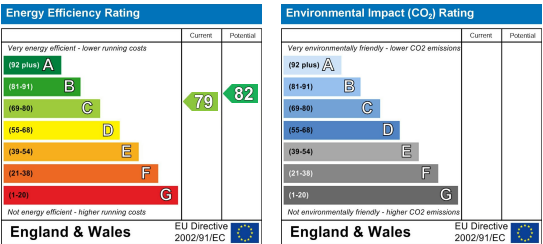
Floor Plan



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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