JOHNSONS & PARTNERS

Estate and Letting Agency

10 WATERHOUSE LANE,

GEDLING, NG4 4BP

£425,000

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Detached Family Home | Three Bedrooms | Extended | Breakfast Kitchen | Living Room & Dining Room | Popular Location | Close to Local Amenities | Beautifully Presented Throughout | Viewings are Advised |

Nestled within the serene environs of Waterhouse Lane, Gedling, this captivating three-bedroom detached house epitomizes the ideal family dwelling. Traditional aesthetics converge with modern living, as the property's bay-fronted façade gives way to an elegantly extended interior, promising ample space across its generous plot.

The heart of this home resides in its delightful living areas, including a cosy living room, a separate dining room for family meals and a charming breakfast kitchen equipped with underfloor heating for those cooler mornings. The conservatory is a radiant addition, offering a tranquil space to unwind while enjoying views of the garden. The practicality of a ground floor WC further complements family living.

This residence's allure extends beyond its walls to the picturesque surroundings of Gedling. Its enviable position ensures tranquillity without isolation, with a plethora of family-friendly amenities within easy reach – from reputable schools and bustling shops to leisure facilities and efficient transport links.

Outdoor living is catered for with a driveway, an integral garage and a substantial brick garden store – perfect for those seeking a blend of utility and storage. The surrounding gardens are a haven of peace, presenting a private retreat for relaxation or play.

This splendid property, ideal for families seeking a harmonious balance of comfort and convenience, truly comes to life upon internal inspection. To appreciate the full extent of its appeal and envision your life within its walls, viewing is essential. Seize this opportunity to lay roots in a home that offers a sanctuary for family life.

Open Entrance Porch

Reception Hallway
13'6 x 7'2 (4.11m x 2.18m)

WC
3'3 x 3'1 (0.99m x 0.94m)

Lounge
13'2 x 12'5 (4.01m x 3.78m)

Dining Room
12'4 x 12' (3.76m x 3.66m)

Conservatory
10'11 x 8'6 (3.33m x 2.59m)

Kitchen
15'8 x 10'11 plus recess (4.78m x 3.33m plus recess)

First Floor Landing

Bedroom One
12'4 x 12' (3.76m x 3.66m)

Bedroom Two
13'2 x 10'5 to wardrobe front (4.01m x 3.18m to wardrobe front)

Bedroom Three
8'2 x 7'1 (2.49m x 2.16m)

Integral Garage
16'4 x 7'9 (4.98m x 2.36m)

Garage /Outbuilding
18'8 x 8'3 (5.69m x 2.51m)

Outside

Front Garden & Driveway

Good Sized Private Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

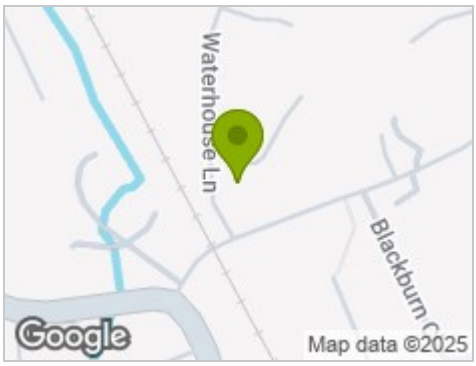
Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Road Map



Hybrid Map

Terrain Map

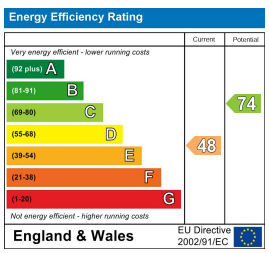
Floor Plan

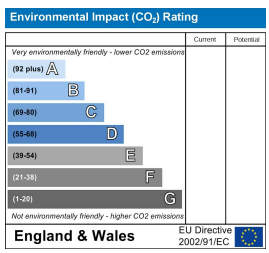
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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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