

# HoldenCopley

PREPARE TO BE MOVED

Willow Lane, Gedling, Nottinghamshire NG4 4DG

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**Guide Price £500,000**



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GUIDE PRICE £500,000 - £550,000

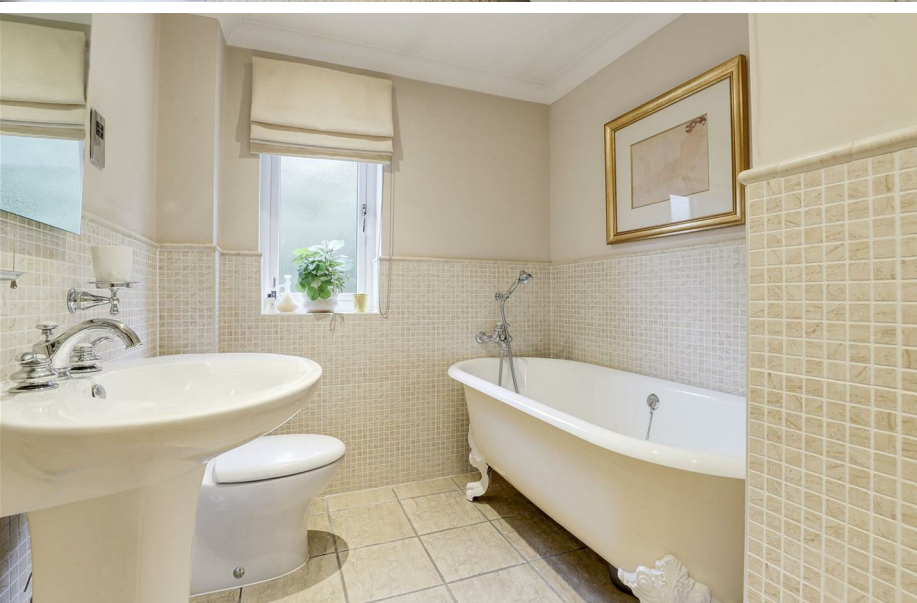
BEAUTIFULLY PRESENTED DETACHED HOUSE...

Introducing an exquisite six-bedroom detached house that epitomises elegance and spacious living at its finest. This magnificent property is beautifully presented throughout and offers an abundance of room for you and your family to flourish. This property is situated within a sought-after residential location, just a stone's throw away from excellent schools, local amenities including Gedling Country Park and regular bus links into the City Centre. Upon stepping into the property, you are greeted by a welcoming entrance hall, setting the tone for the grandeur that awaits. The ground floor boasts a bay-fronted dining room, an ideal space for entertaining and creating lasting memories. There's also a cozy snug, perfect for those moments of relaxation. The spacious living room offers a haven of comfort and tranquillity, with its ample space and natural light that flows in. The modern fitted kitchen is a culinary enthusiast's dream. Adjacent to the kitchen, a utility room provides convenience and practicality. Ascending to the first floor, you'll discover six generously proportioned bedrooms, each offering a unique and inviting atmosphere. The four-piece bathroom suite is a sanctuary in itself, while the master bedroom features a balcony and an en-suite for added privacy and luxury. The fourth bedroom is also equipped with its own en-suite, offering further convenience and style. The outdoor space of this property is equally impressive, with a driveway and garage providing ample parking for your vehicles. The decorative front and rear gardens are meticulously maintained, creating a visual spectacle that will be the envy of your neighbours. The rear garden, in particular, is a true retreat, boasting multiple seating areas for outdoor relaxation and entertainment, as well as a well-manicured lawn where children can play freely.

MUST BE VIEWED







- Substantial Detached House
- Six Bedrooms
- Three Spacious Reception Rooms
- Modern Fitted Kitchen & A Separate Utility Room
- Four-Piece Bathroom Suite & Two En-Suites
- Balcony To The Master Bedoom
- Decorative Front & Rear Gardens
- Driveway & Garage
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

The entrance hall has wooden flooring, carpeted stairs, a radiator, coving to the ceiling and a single composite door providing access into the accommodation

### Dining Room

16'9" x 10'0" (5.12m x 3.05m)

The dining room has wooden flooring, a radiator, coving to the ceiling, a feature ceiling rose and a UPVC double glazed bay window to the front elevation

### Snug

9'7" x 9'4" (2.93m x 2.85m)

The snug has wooden flooring, a radiator, wall-mounted light fixtures, coving to the ceiling, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the rear garden

### Living Room

16'1" x 11'9" (4.92m x 3.60m)

The living room has wooden flooring, a recessed chimney breast alcove, two fitted storage cupboards, a radiator, coving to the ceiling, recessed spotlights, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the rear garden

### Kitchen

14'11" x 11'7" (4.57m x 3.55m)

The kitchen has a range of fitted base and wall units with granite worktops, an undermount sink and a half with drainer grooves and a swan neck mixer tap, a Rangemaster cooker, an extractor fan, an integrated larder fridge, an integrated dishwasher, space for a dining table, a radiator, tiled splashback, tiled flooring, recessed spotlights and a UPVC double glazed window to the front elevation

### Utility Room

9'10" x 5'1" (3.01m x 1.57m)

The utility room has a range of fitted units with a worktop, space and plumbing for a washing machine and tumble dryer, tiled splashback, tiled flooring, two UPVC double glazed windows to the front and rear elevations and a single UPVC door providing access to the rear garden

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard, wall-mounted light fixtures, coving to the ceiling, a UPVC double glazed window to the front elevation and provides access to the loft and first floor accommodation

### Bedroom One

14'9" max x 15'2" max (4.52m max x 4.64m max)

The main bedroom has a large in-built wardrobe, a fitted drawer unit, a radiator, a dado rail, access to the en-suite, a UPVC double glazed bay window to the rear elevation and UPVC double French doors providing access to the balcony

### En-Suite

8'2" x 6'0" (2.51m x 1.83m)

The en-suite has a low-level dual flush W/C, a pedestal wash basin with a stainless steel mixer tap, a bath with central taps, a bidet, a wall-mounted LED mirror, partially tiled walls, wooden flooring, coving to the ceiling and recessed spotlights

### Bedroom Two

12'0" x 10'0" (3.66m x 3.06m)

The second bedroom has a radiator, coving to the ceiling, access to the en-suite and a UPVC double glazed window to the front elevation

### En-Suite

9'10" max x 4'3" max (3.01m max x 1.32m max)

The en-suite has a low-level dual flush W/C, a countertop wash basin with a stainless steel mixer tap, a fitted shower enclosure with a jet shower fixture, a chrome heated towel rail, tiled flooring, tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

### Bedroom Three

11'11" x 8'10" (3.64m x 2.71m)

The third bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the rear elevation

### Bedroom Four

11'11" x 6'11" (3.64m x 2.13m)

The fourth bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the side elevation

### Bedroom Five

9'2" x 8'9" (2.80m x 2.68m)

The fifth bedroom has carpeted flooring, a radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### Bedroom Six

9'10" x 5'8" (3.02m x 1.73m)

The sixth bedroom has carpeted flooring, a radiator, coving to the ceiling, a loft hatch and a UPVC double glazed window to the front elevation

### Bathroom

8'9" x 6'8" (2.68m x 2.04m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a freestanding clawfoot bath with a hand-held shower fixture, a chrome heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the front elevation

## OUTSIDE

### Front

To the front of the property is a decorative front garden with a range of plants and shrubs, a stone pebbled area, a driveway with access to the garage providing ample off-road parking, courtesy lighting and gated access to the rear garden

### Garage

18'10" x 14'10" (5.75m x 4.53m)

The garage has lighting, multiple power points and an electric roller shutter door providing access to the driveway

### Rear

To the rear of the property is a private enclosed decorative garden with a well-maintained lawn, a stone paved patio area, a decked seating area, a stone pebbled area, a rockery, a range of plants and shrubs, a shed, courtesy lighting and fencing

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

This information was obtained through the directgov website. HoldenCopley 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.

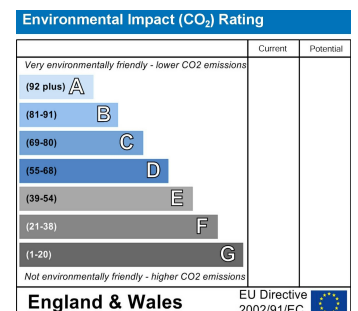
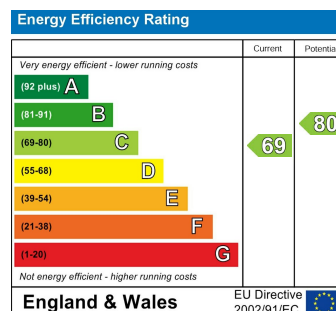
The vendor has advised the following:

Property Tenure is Freehold

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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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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