

HoldenCopley

PREPARE TO BE MOVED

Oak Tree Drive, Gedling, Nottinghamshire NG4 4DA

Guide Price £495,000

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GUIDE PRICE: £495,000 - £500,000

BEAUTIFULLY-PRESENTED THROUGHOUT...

Welcome to this exquisite substantial detached house, a testament to elegance and thoughtful design, meticulously maintained and beautifully presented throughout. The journey begins on the ground floor, where a welcoming entrance hall sets the tone for the entire residence. The expansive living room is a focal point, featuring ample space for relaxation and entertaining, seamlessly leading to a charming balcony. The versatile dining room / bedroom is a tasteful space, ideal for intimate gatherings and a conveniently located W/C adds practicality to the ground floor. The heart of the home lies in the modern fitted kitchen, complete with a stylish island that not only enhances functionality but also serves as a focal point for culinary creativity. Bi-fold doors effortlessly connect the kitchen to a delightful conservatory, creating a harmonious indoor-outdoor flow and inviting an abundance of natural light. Venturing to the first floor unveils three generously proportioned bedrooms, each radiating comfort and tranquillity. The three-piece bathroom suite offers a luxurious retreat, complemented by a separate W/C for added convenience. The master bedroom boasts an en-suite, elevating the level of indulgence and a Juliet balcony provides an enchanting view. Stepping outside, the property is adorned with a driveway leading to a double garage and a basement room, catering to the practical needs of modern living. The private enclosed garden is a sanctuary, offering a serene escape for outdoor activities, relaxation and al fresco dining. This property is situated in at the top of a quiet cul-de-sac within a sought after location, which backs onto stunning open fields and is within close proximity to a variety of schools, local amenities and transport links.

MUST BE VIEWED





- Detached House
- Three / Four Great-Sized Bedrooms
- Spacious Reception Rooms
- Modern Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite With A Separate W/C & An En-Suite To The Master Bedroom
- Basement
- Double Garage & Driveway
- Private Enclosed Garden
- Popular Location





GROUND FLOOR

Entrance Hall

6'5" x 12'10" (1.98 x 3.93)

The entrance hall has oak wooden flooring, an integrated door mat, carpeted stairs, a radiator, a UPVC double glazed window to the front elevation and a single composite door providing access into the accommodation

Living Room

19'7" x 16'11" (5.99 x 5.17)

The living room has wooden oak flooring, a TV point, two radiators, wall-mounted light fixtures, coving to the ceiling, two UPVC double glazed windows to the side elevations and a UPVC glass sliding door providing access to the balcony

Dining Room / Bedroom Four

12'0" x 10'4" (3.68 x 3.16)

This versatile room has carpeted flooring, a radiator, wall-mounted light fixtures and a UPVC glass sliding door providing access to the rear garden

Kitchen

16'2" x 15'4" (4.95 x 4.68)

The kitchen has a range of fitted base and wall units with worktops, a sink and a half with a drainer and swan neck mixer tap, an integrated oven, a further integrated combi microwave oven, an integrated gas hob, an angled extractor hood, space for an American-style fridge freezer, an integrated washing machine, an integrated dishwasher, a feature island, two vertical radiators, recessed spotlights, tiled wood-effect flooring, a UPVC double glazed window to the side elevation, a single door providing access to side elevation and bi-fold doors providing access to the conservatory

Conservatory

14'0" x 11'6" (4.29 x 3.53)

The conservatory has tiled wood-effect flooring, a TV point, a UPVC double glazed window surround, a UPVC double glazed roof and UPVC double French doors providing access to the rear garden

W/C

6'7" x 5'6" (2.02 x 1.70)

This space has a low-level flush W/C, a wall-mounted wash basin with a stainless steel mixer tap, tiled splashback, an in-built storage cupboard and a UPVC double glazed obscure window to the side elevation

BASEMENT LEVEL

Double Garage

17'10" x 16'11" (5.45 x 5.18)

The double garage has lighting, multiple power points, a single door providing access to the basement and two up-and-over doors providing access to the driveway

Basment Room

14'8" x 13'2" (4.49 x 4.02)

The basement room has a radiator and provides ample storage space

FIRST FLOOR

Landing

14'10" x 10'2" (4.53 x 3.11)

The landing has carpeted flooring, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

15'8" x 14'3" (4.80 x 4.35)

The master bedroom has carpeted flooring, a large in-built wardrobe, a TV point, two radiators, recessed spotlights, a Velux window, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the Juliet balcony

En-Suite

8'10" x 6'9" (2.70 x 2.08)

The en-suite has a low-level dual flush W/C, a wall-mounted wash basin with a drawer unit and a stainless steel mixer tap, a panelled bath, a fitted shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a Velux window

Bedroom Two

14'2" x 10'5" (4.32 x 3.19)

The second bedroom has carpeted flooring, a range of fitted wardrobes and a drawer unit, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

Bedroom Three

11'7" x 10'5" (3.55 x 3.19)

The third bedroom has carpeted flooring, a large in-built wardrobe, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

9'1" x 6'6" (2.78 x 1.99)

The bathroom has a countertop wash basin with a range of drawer and storage units, a tiled bath, a fitted shower enclosure with a wall-mounted shower fixture, a radiator, tiled walls, carpeted flooring, recessed spotlights and an obscure window to the side elevation

W/C

5'11" x 3'3" (1.82 x 1.00)

This space has a low-level dual flush W/C and carpeted flooring

OUTSIDE

Front

To the front of the property is a block paved driveway with access to the double garage providing ample off-road parking, courtesy lighting, a lawn, a range of plants and shrubs and a block-paved pathway providing access to the accommodation

Rear

To the rear of the property is a private enclosed garden with a block paved area, a well-maintained lawn, a range of plants and shrubs and panelled 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:

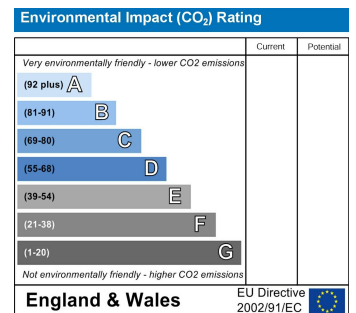
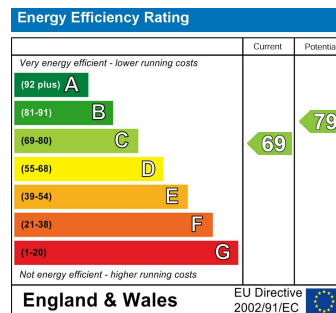
Property Tenure is Freehold

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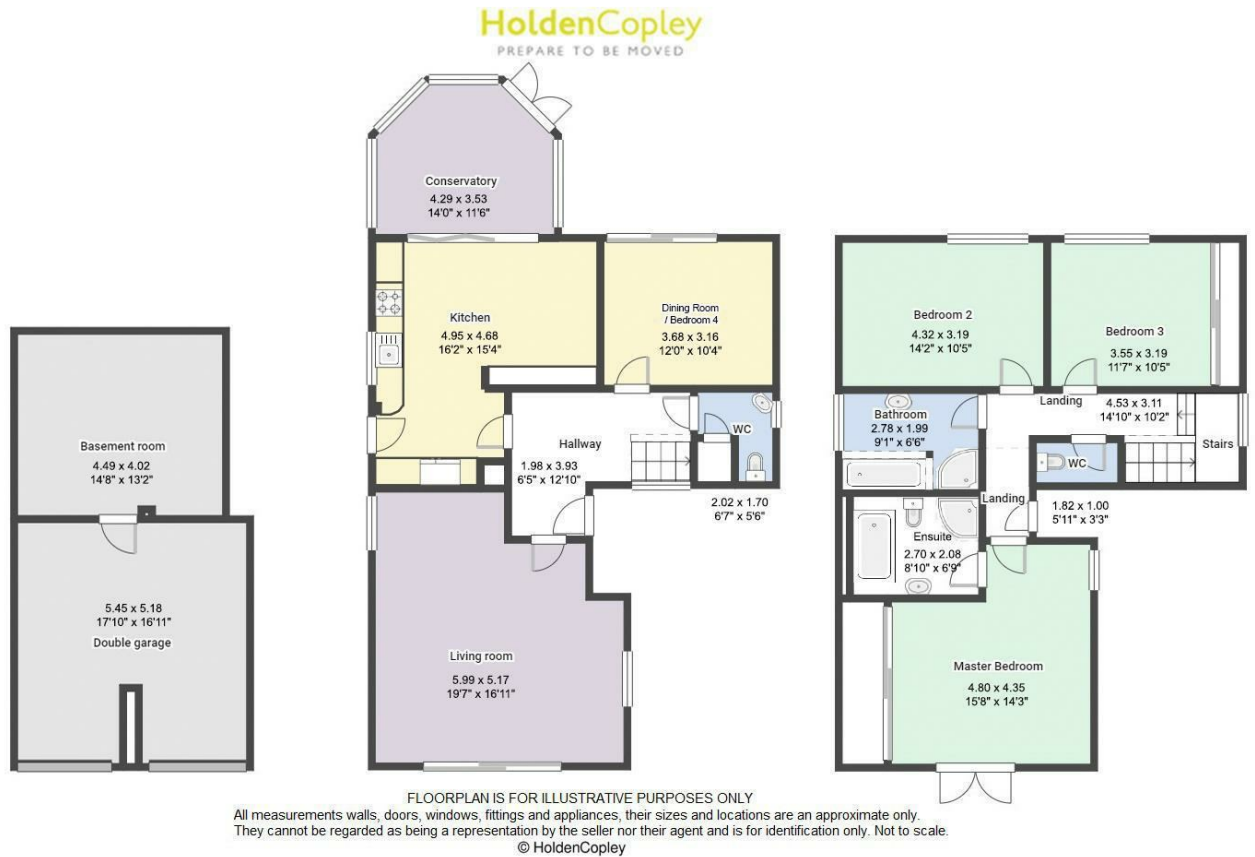
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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