

# HoldenCopley

PREPARE TO BE MOVED

Field Close, Gedling, Nottinghamshire NG4 4DE

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**Guide Price £600,000 - £625,000**

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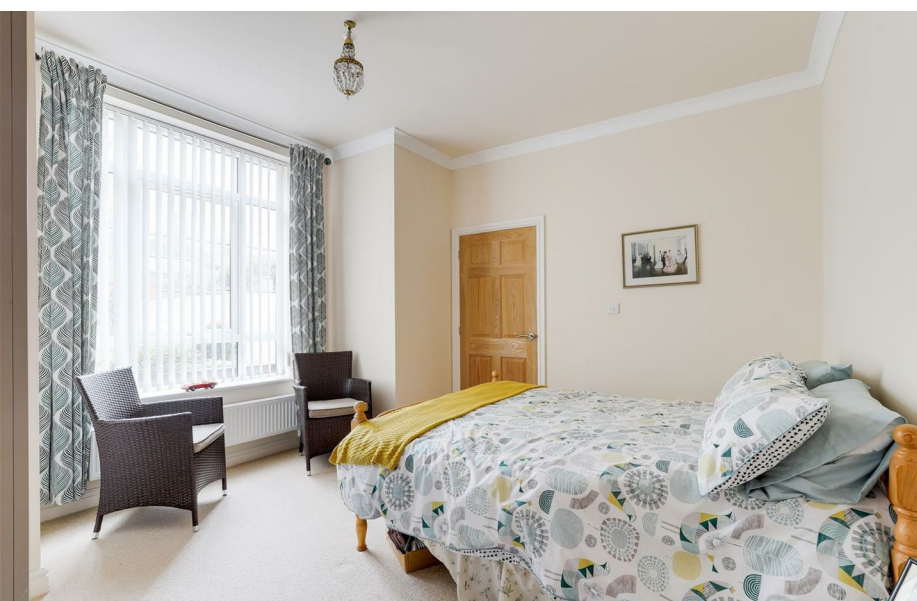
PREPARE TO BE IMPRESSED...

This impeccable four-bedroom detached house offers an abundance of both interior and exterior space, meticulously presented and ready for a family to effortlessly settle in. Boasting a range of contemporary fixtures and fittings, including solid oak flooring, HIVE heating, and energy-efficient LED spotlights, this residence defines modern living. The versatile layout, with an innovative upside-down design spanning two floors, adds a unique touch. Nestled in a tranquil cul-de-sac within the sought-after locale of Gedling, this home enjoys proximity to local amenities, including Gedling Country Park, excellent schools, and convenient commuting links.

The ground floor hosts an inviting entrance hall, four generous double bedrooms, two en-suites, a stylish four-piece bathroom suite, and an insulated integral double garage with a remote-controlled door. Ascending to the first floor, a contemporary fitted kitchen diner with sleek units and butcher block worktops awaits, complete with high-end appliances and access to the boarded loft via a drop-down ladder. Complementing this floor are two reception rooms, a convenient W/C, a utility room, and a spacious living room featuring a captivating fireplace. Double French doors open to a delightful balcony with lighting and power points. The outdoor spaces are equally impressive, with a large driveway to the front accommodating multiple vehicles, while the rear garden is a sanctuary with a pond adorned with koi carp, a soothing waterfall, various patio areas, and a lush lawn. Overlooking Willow Park, the rear garden offers picturesque views, making this residence an idyllic retreat.

MUST BE VIEWED





- Substantial Detached House
- Four Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen Diner
- Three Bathrooms & Additional W/C
- Low Energy LED Spotlights
- Balcony With Great Views
- Insulated Double Garage & Ample Off-Road Parking
- Private Garden With Wildlife Pond
- Sought-After Location





## GROUND FLOOR

### Entrance Hall

23'9" x 12'5" (7.25 x 3.81)

The entrance hall has Italian natural marble tile flooring, a wooden staircase with decorative spindles, coving to the ceiling, a radiator, an in-built cloak cupboard, and a composite door providing access into the accommodation.

### Bedroom Two

12'10" x 12'7" (3.93 x 3.84)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, fitted wardrobes, coving to the ceiling, a radiator, and access into the second en-suite.

### En-Suite Two

7'5" x 2'5" (2.28 x 0.76)

The second en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with a wall-mounted electric shower fixture, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bathroom

11'0" x 7'0" (3.37 x 2.14)

The bathroom has a low level dual flush W/C, a bidet, a wall-mounted wash basin, a double-ended bath with central taps, fitted storage units, a shower enclosure with an overhead rainfall shower and wall-mounted fixtures, tiled flooring, partially tiled walls, coving to the ceiling, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Four

11" x 10'5" (3.38 x 3.18)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, solid oak flooring, coving to the ceiling, a radiator, and an in-built cupboard.

### Bedroom Three

13'3" x 11'8" (4.04 x 3.56)

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

### Master Bedroom

17'3" x 14'11" (5.28 x 4.57)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, coving to the ceiling, two radiators, fitted corner-shaped wardrobes, and access into the en-suite.

### En-Suite

8'10" x 4'2" (2.70 x 1.29)

The en-suite has a low level dual flush W/C, a wash basin, a shower enclosure with an overhead rainfall shower and wall-mounted fixtures, tiled flooring, partially tiled walls, a chrome heated towel rail, coving to the ceiling, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

### Double Garage

18'5" x 17'3" (5.63 x 5.28)

The insulated double garage has fitted base units with a rolled-edge worktop, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine and a separate tumble dryer, space for a fridge freezer, coving to the ceiling, ceiling strip lights, multiple power sockets, a UPVC double-glazed window to the side elevation, additional hot and cold taps, and an electric remote-controlled door opening out onto the front driveway.

## FIRST FLOOR

### Landing

14'8" x 11'5" (4.48 x 3.50)

The landing has solid oak flooring, coving to the ceiling, a UPVC double-glazed window to the front elevation, a radiator, a HIVE heating thermostat, and provides access to the first floor accommodation.

### Sitting Room

13'7" x 12'10" (4.15 x 3.93)

The sitting room has solid oak flooring, coving to the ceiling, a TV point, a UPVC double-glazed window to the side elevation, a full-height arched UPVC double-glazed window to the front elevation, and a radiator.

### W/C

4'7" x 4'5" (1.41 x 1.36)

This space has a low level dual flush W/C, a wash basin, solid oak flooring, panelled walls, a radiator, recessed spotlights, and coving to the ceiling.

### Kitchen Diner

25'3" x 10'8" (7.70 x 3.27)

The kitchen has a range of fitted shaker-style base and wall units with Butchers block worktops, under-cabinet lighting, a stainless steel sink and a half with a swan neck mixer tap, waste disposal and drainer, an integrated Bosch dishwasher, space for a wine and drinks fridge, an induction hob with an extractor fan, an integrated Bosch double oven, a freestanding American-style fridge freezer, space for a dining table, solid oak flooring, tiled splashback, recessed spotlights, coving to the ceiling, a radiator, two UPVC double-glazed windows to the rear elevation, and access to the boarded loft with lighting via a drop-down ladder.

### Utility Room

10'9" x 9'6" (3.28 x 2.90)

The utility room has fitted shaker style units with a Butchers block worktop, a stainless steel sink with a swan neck mixer tap and drainer, space for an under-counter appliance, tiled splashback, solid oak flooring, a radiator, recessed spotlights, coving to the ceiling, and two UPVC double-glazed obscure windows to the side elevation.

### Dining Room

15'0" x 10'9" (4.58 x 3.28)

The dining room has a UPVC double-glazed window to the rear elevation, solid wood flooring, coving to the ceiling, a radiator, and open access into the living room.

### Living Room

18'8" x 14'8" (5.71 x 4.49)

The living room has solid oak flooring, two radiators, coving to the ceiling, a TV point, a feature fireplace with an electric fire and decorative surround, full-height UPVC double-glazed windows to the front elevation, and double French doors opening out onto the balcony.

### Balcony

27'1" x 4'7" (8.27 x 1.42)

The balcony has an iron railing, courtesy lighting, external power sockets, and overlooks the front driveway.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing ample off-road parking, access into the integral double garage, external power points, courtesy lighting, hedged boundaries, and gated access to the side and rear.

### Rear

To the rear of the property is a private enclosed garden with a Sandstone patio area and block-paving, a lawn, a pond featuring Koi carp and fish, a decorative waterfall, various plants and shrubs, external sockets, security lighting, outdoor taps, a shed with power points, an additional shed, hedged borders, and fence panelling.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Broadband – Openreach or Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All voice available, some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – Very low risk

Non-Standard Construction – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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

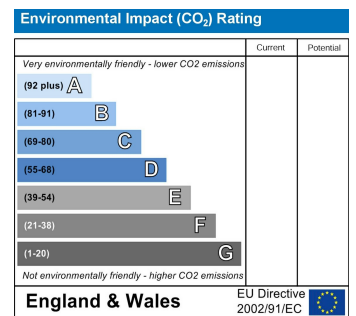
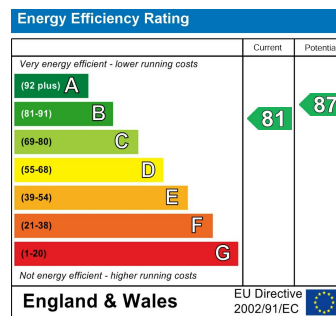
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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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## 0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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