

HoldenCopley

PREPARE TO BE MOVED

Wood Lane, Gedling, Nottinghamshire NG4 4AD

£425,000

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PREPARE TO BE IMPRESSED...

This impeccably presented detached chalet-style bungalow exudes sophistication and charm, offering a ready-to-move-in space where you can simply drop your bags and settle in effortlessly. Boasting expansive accommodation spread across two floors, this property is the epitome of modern living. Positioned in a sought-after location, it offers easy access to excellent local amenities including the scenic Gedling Country Park, and enjoys proximity to both the City Centre and picturesque countryside, as well as outstanding school catchments. Upon entry, the entrance hall sets the tone, leading seamlessly into the spacious living room, where oak-paneled bi-folding doors reveal a high-spec, modern kitchen open-plan to an extended dining area. The kitchen features quartz worktops, integrated appliances, and exquisite quartz tiled flooring, flowing through to the dining area which boasts a vaulted ceiling, inviting ample natural light indoors. The ground floor also houses a luxurious master bedroom with an en-suite and dressing room, with double doors opening into a charming conservatory, a further double bedroom, and a contemporary family bathroom suite. Upstairs, two additional bedrooms and a shower room suite await. Outside, meticulously manicured lawns grace both the front and rear of the property, complemented by a sizable driveway with secure sliding gates, offering ample off-road parking for multiple vehicles, alongside a single garage. This property presents the perfect opportunity to indulge in refined living amidst a tranquil yet convenient setting.

MUST BE VIEWED





- Detached Chalet Bungalow
- Four Good-Sized Bedrooms & Dressing Room
- Extended Modern Kitchen & Dining Area
- Spacious Living Room
- Conservatory
- Three Bathroom Suites
- Well-Maintained Gardens To Front & Rear
- Secure Gated Driveway With Single Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'3" x 12'6" (4.65 x 3.83)

The entrance hall has oak-effect laminate flooring, carpeted stairs with recessed downlights, a half-vaulted ceiling with a skylight window, coving to the ceiling, a radiator, an in-built cupboard, UPVC double-glazed obscure windows, and a single UPVC door providing access into the accommodation.

Living Room

13'5" x 12'7" (4.11 x 3.84)

The living room has a UPVC double-glazed bow window with a deep display sill, a TV point, coving to the ceiling, Amtico flooring, a wall-mounted electric fire, a column radiator, and oak bi-folding doors opening into the kitchen diner.

Kitchen

14'11" x 11'11" (4.56 x 3.65)

The kitchen has a range of fitted white and Walnut base and wall units with Quartz worktops, a feature island breakfast bar, an undermount sink and a half with a swan neck mixer tap, draining grooves, over-cabinet and under-cabinet lighting, an integrated electric oven, a warming drawer, a four-ring gas hob, an integrated dishwasher, an integrated washing machine, an integrated fridge and freezer, recessed spotlights, a vertical radiator, Quartz tiled flooring, a UPVC double-glazed window, a single UPVC door providing side access, and open plan to the dining area.

Dining Area

11'11" x 8'7" (3.65 x 2.62)

The dining area has continued Quartz tiled flooring, a vertical radiator, a vaulted ceiling with two Velux windows, full height UPVC double-glazed windows, and double French doors opening out to the garden.

Bathroom

8'9" x 6'3" (2.69 x 1.93)

The bathroom has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage, a panelled bath with a mains-fed shower and a shower screen, partially tiled walls, vinyl flooring, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window.

Master Bedroom

12'10" x 9'11" (3.92 x 3.03)

The main bedroom has carpeted flooring, coving to the ceiling, a radiator, access into the dressing room, an oak-panelled door providing access into the en-suite, and a double French doors leading into the conservatory.

En-Suite

8'8" x 2'11" (2.65 x 0.91)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage cupboard, a shower enclosure with an overhead rainfall shower, a handheld shower head and a bi-folding shower screen, a wall-mounted chrome grab handle, a chrome heated towel rail, partially tiled walls, recessed spotlights, and a UPVC double-glazed window.

Dressing Room

9'0" x 5'2" (2.75 x 1.58)

The dressing room has a UPVC double-glazed window, carpeted flooring, recessed spotlights, and a radiator.

Conservatory

11'1" x 10'0" (3.39 x 3.05)

The conservatory has ceramic tiled flooring, a polycarbonate roof, a range of UPVC double-glazed windows, and double French doors providing access to the garden.

Bedroom Two

10'0" x 9'0" (3.05 x 2.75)

The second bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, and a vertical radiator.

FIRST FLOOR

Landing

9'3" x 3'11" (2.84 x 0.94)

The landing has a singular recessed spotlight, carpeted flooring, and provides access to the first floor accommodation.

Bedroom Three

12'11" x 10'8" (3.70 x 3.27)

The third bedroom has a vaulted ceiling with a UPVC double-glazed dormer window, carpeted flooring, two radiators, exposed beams on the ceiling, and eaves storage.

Bedroom Four

11'5" x 7'10" (3.50 x 2.40)

The fourth bedroom has a vaulted ceiling with two Velux windows with a fitted blinds, carpeted flooring, exposed beams on the ceiling, a radiator, and eaves storage.

Bathroom

6'2" x 4'8" (1.88 x 1.43)

The bathroom has a concealed dual flush W/C, a wall-mounted wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, wood-effect flooring, a radiator, recessed spotlights, a chrome extractor fan, and a UPVC double-glazed obscure window.

OUTSIDE

Nestled off Waterhouse Lane, a private road guides to the property's rear, where a secure sliding gate ushers onto a spacious tarmac drive accommodating approximate four cars. Adjacent, a sizable detached concrete sectional garage, equipped with power and lighting, awaits. Set back from the road, the property enjoys an elevated position, overlooking a manicured front garden with a block-paved seating area. Accessible from both sides, the rear garden expands, offering ample lawn space, bordered by flourishing greenery, and a block-paved patio for outdoor enjoyment.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach, Sky

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

Phone Signal – all voice & 4G available / Some 3G & 5G available

Sewage – Mains Supply

Flood Risk – Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues –

Parking access is available from Waterhouse Lane. This road is unadopted and is overseen by a committee, with all members contributing towards any necessary repairs.

DISCLAIMER

Under The Estate Agency Act, we wish to notify all prospective buyers that this property is being sold by a family member of HoldenCopley.

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.

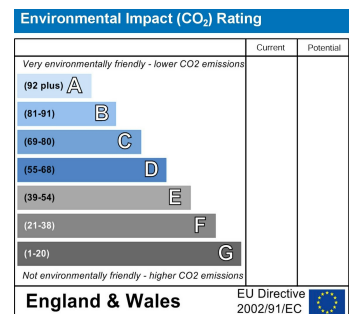
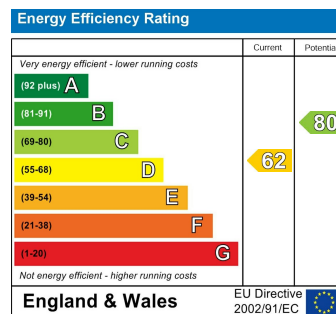
The vendor has advised the following:

Property Tenure is Freehold

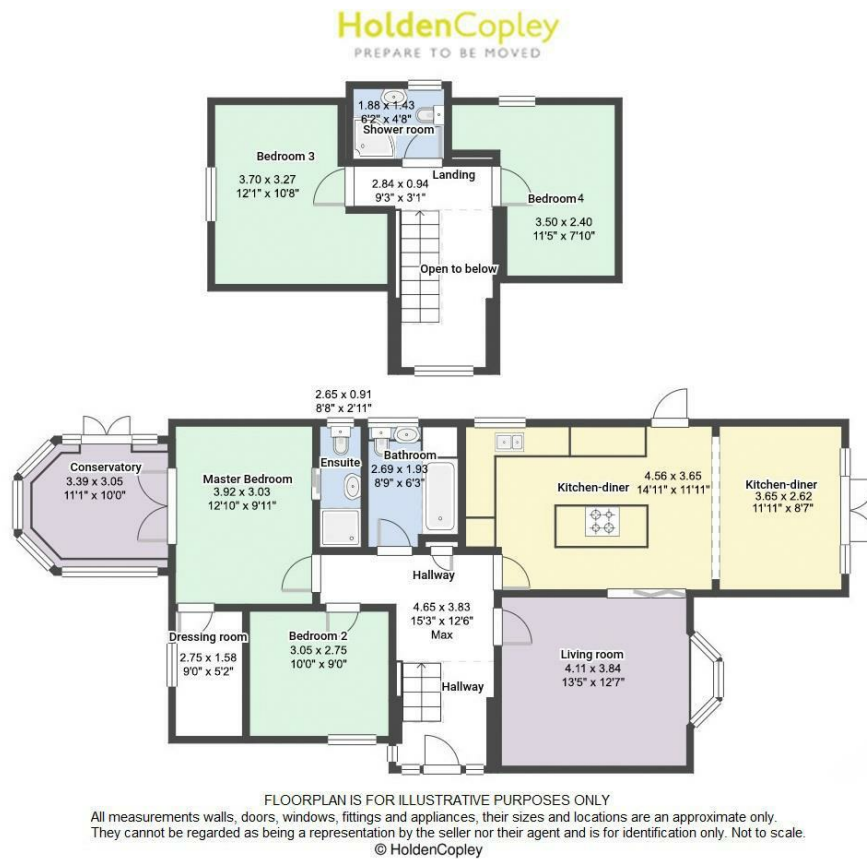
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property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