

HoldenCopley

PREPARE TO BE MOVED

Glebe Farm View, Gedling, Nottinghamshire NG4 4NZ

Guide Price £575,000 - £595,000

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BEAUTIFULLY FAMILY HOME...

Welcome to this beautifully presented four-bedroom detached house, modernised to create a spacious and comfortable family home. Situated in a sought-after location, conveniently close to a range of local amenities, including shops, eateries, schools, and commuting links. Upon entering, you are greeted by a welcoming hallway that provides access to the second bedroom, which features fitted wardrobes and a stylish en-suite bathroom. The upper level boasts a spacious living room that is flooded with natural light from the large double French doors leading to a Juliet balcony. At the heart of the home is the modern kitchen diner complete with integrated appliances, seamlessly connected to an orangery with large windows and doors that open out to the rear garden, creating a versatile space, perfect for family life. This level also accommodates three double bedrooms, including the master bedroom with fitted wardrobes and an en-suite bathroom. A stylish family bathroom serves the other bedrooms. Externally, the front of the property features a driveway providing off-road parking for multiple cars, access to the large double garage offering ample storage or additional parking space, and a garden area with a well-kept lawn. The rear garden is thoughtfully designed to offer multiple areas for relaxation and entertainment. The initial patio seating area featuring to a fish pond. Steps lead up to a second patio seating area, providing an elevated spot for soaking up the sun or hosting gatherings. Adjacent to this, a spacious decked seating area offers another versatile space, ideal for outdoor lounging. The garden is beautifully landscaped with a variety of established plants and shrubs, creating lush, green surroundings that enhance privacy. A wooden pergola, complete with a pizza oven, adds a unique feature to the outdoor space.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Orangery
- Stylish Bathroom & Two En-Suites
- Driveway & Double Garage
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'11" x 6'8" (2.11 x 2.04)

The entrance hall has LVT flooring, carpeted stairs, a vertical radiator, ceiling coving, access to the garage, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Bedroom Two

12'9" x 11'6" (3.90 x 3.52)

The second bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted wardrobes, access to the en-suite, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

En-Suite

9'8" x 4'10" (2.97 x 1.48)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan and wood-effect flooring.

FIRST FLOOR

Landing

20'2" x 12'3" (6.17 x 3.75)

The landing has LVT flooring, two in-built storage cupboards, recessed spotlights, open access to the kitchen diner, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

Living Room

19'8" x 17'8" (6.00 x 5.40)

The living room has carpeted flooring, two vertical radiators, ceiling coving, a UPVC double-glazed window to the side elevation and two full-height UPVC double glazed windows with double French doors opening to the Juliet balcony.

Kitchen Diner

23'3" x 15'7" (7.11 x 4.75)

The kitchen diner has a range of fitted base and wall units with Quartz worktops, an under-mount sink with hot boiling tap, an integrated Neff induction hob, two ovens, a microwave, a coffee machine, dishwasher, fridge, freezer & extractor fan, a feature breakfast bar island, a column radiator, a vertical radiator, recessed spotlights, open access to the orangery, LVT flooring and bi-folding doors opening out to the rear garden.

Orangery

16'10" x 12'9" (5.14 x 3.89)

The orangery has LVT flooring, courtesy lighting, a skylight lantern, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Master Bedroom

12'3" x 11'2" (3.75 x 3.42)

To main bedroom has carpeted flooring, a vertical radiator, recessed spotlights, floor-to-ceiling fitted wardrobes, a feature panelled wall, access to the en-suite, a UPVC double-glazed window with fitted shutters and a single UPVC door providing access to the rear garden.

En-Suite

8'9" x 2'11" (2.69 x 0.90)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and an handheld shower head, recessed spotlights, a heated towel rail, ceramic tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Three

12'4" x 9'8" (3.78 x 2.95)

The third bedroom has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights and a UPVC double-glazed window to the front elevation.

Bedroom Four

12'3" x 9'6" (3.74 x 2.90)

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed to the front elevation.

Bathroom

8'5" x 6'3" (2.57 x 1.91)

The bathroom has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, recessed spotlights, partially tiled walls, LVT flooring, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden and a lawn with plants and shrubs.

Garage

20'4" x 17'9" (6.21 x 5.42)

The large double garage has wood-effect flooring, space and plumbing for a washing machine & tumble dryer, courtesy lighting, power supply, ample storage space and an electric roller door.

Rear

To the rear of the property is an enclosed private garden with a paved patio area, a brick-built fish pond, courtesy lighting, steps leading up to an additional paved patio area and a decked area, a wooden pergola with a pizza oven and a range of established plants and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – Gas fire in the lounge doesn't work

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.

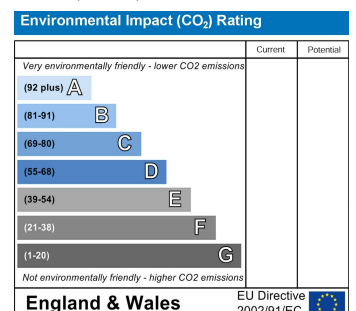
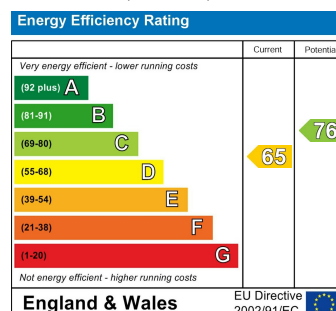
The vendor has advised the following:

Property Tenure is Freehold

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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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