

HoldenCopley

PREPARE TO BE MOVED

Willow Lane, Gedling, Nottinghamshire NG4 4BJ

Offers In The Region Of £375,000

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BURSTING WITH CHARACTER AND MODERN LIVING...

Located in the heart of Gedling Village, this truly stunning barn conversion effortlessly combines rustic charm with contemporary comforts, making it a perfect home for a range of buyers. Bursting with character throughout, the property is beautifully presented and offers spacious accommodation across two floors. Upon entering, you are greeted by a grand entrance hall featuring a high vaulted ceiling that sets the tone for the rest of this unique home. The cosy yet spacious living room enjoys exposed beams, feature brickwork, and French doors leading out to the garden – perfect for relaxing or entertaining. Completing the ground floor is a fitted kitchen diner with integrated appliances, alongside a convenient downstairs WC with a shower cubicle. Upstairs, the galleried landing overlooks the impressive entrance and provides access to three double bedrooms, all benefiting from vaulted ceilings that enhance the feeling of space. The modern re-fitted shower room is fully tiled and finished to a high standard, offering a large walk-in shower, dual wash basins with vanity storage, and a low-level WC. Outside, the property is set behind double electric gates within a private, enclosed plot, boasting a driveway, a large garage with an electric door, and a well-maintained front garden laid to lawn. Situated in a sought-after location, Gedling Village offers an excellent range of local amenities including shops, schools, pubs, restaurants, and leisure facilities, along with easy access to the beautiful Gedling Country Park.

MUST BE VIEWED TO BE FULLY APPRECIATED





- Barn Conversion
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner With Integrated Appliances
- Two Bathrooms
- Original Features Throughout
- Private Enclosed Garden
- Driveway & Single Large Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'4" x 11'1" (3.76m x 3.4m)

The entrance hall features carpeted flooring, a radiator, wooden stairs with decorative spindles, an in-built under-stair cupboard, and high vaulted ceilings with exposed beams. An arched wood-framed window sits beside the double wooden doors with glass inserts, which provide access into the accommodation.

Shower Room

10'5" x 2'9" (3.2m x 0.84m)

The shower room has a low level flush WC, a chrome heated towel rail, a period-style wash basin, a shower enclosure with a mains-fed shower, tiled splashback, carpeted flooring, and exposed beams on the ceiling.

Kitchen Diner

15'5" x 9'6" (4.72m x 2.92m)

The kitchen has a range of fitted base and wall units with display cabinets and rolled-edge worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated washing machine, space for a breakfast dining table, wood-effect flooring, tiled splashback, a radiator, exposed beams on the ceiling, and a wood-framed window to the front elevation.

Living Room

17'7" x 15'5" (5.38m x 4.72m)

The living room has exposed beams on the ceiling, carpeted flooring, wall-light fixtures, a TV point, two radiators, exposed brick pillar walls, a traditional rustic brick fireplace with a decorative grate, a wood-framed window to the front elevation, and double wooden doors opening out to the courtyard.

FIRST FLOOR

Landing

The landing features carpeted flooring, a radiator, recessed spotlights, and provides access to the first-floor accommodation, while also overlooking the ground floor entrance hall.

Bedroom One

16'4" x 9'1" (4.98m x 2.79m)

The first bedroom has a wood-framed window to the front elevation, a high vaulted ceiling with exposed beams, a radiator, and carpeted flooring.

Bedroom Two

12'9" x 8'9" (3.91m x 2.67m)

The second bedroom has a wood-framed window to the front elevation, a vaulted ceiling with exposed beams, carpeted flooring, and a radiator.

Bedroom Three

9'6" x 7'10" (2.92m x 2.41m)

The third bedroom has a wood-framed window to the front and side elevation, a vaulted ceiling with an exposed beam, a radiator, and carpeted flooring.

Bathroom

8'0" x 6'5" (2.44m x 1.96m)

The bathroom has a low level dual flush WC, a double wash basin with fitted storage underneath, a wall-mounted mirrored vanity cabinet, a double walk-in shower enclosure with an overhead twin-rainfall shower, a chrome extractor fan, floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, and a wood-framed window to the side elevation.

OUTSIDE

Outside, the property boasts a private, enclosed courtyard-style garden with a paved patio, a lawn, external lighting, an outdoor tap, and brick-walled boundaries. Steps lead up to the electric-gated driveway and provide access to the single garage.

Garage

16'6" x 12'4" (5.05m x 3.76m)

The garage has a wood-framed window to the side elevation, power points, lighting, and an electric up-and-over door opening out onto the driveway.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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 – No

DISCLAIMER

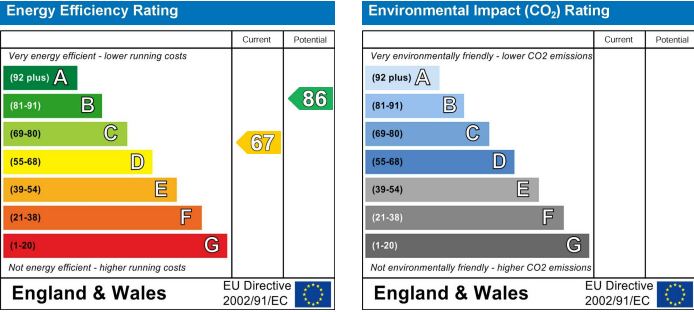
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

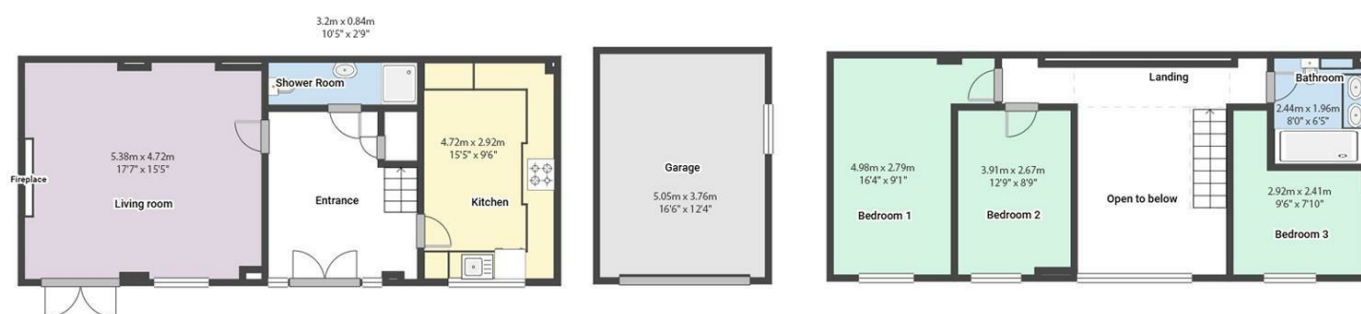
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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