

HoldenCopley

PREPARE TO BE MOVED

Horsley Lane, Gedling, Nottinghamshire NG4 4LP

Guide Price £300,000 - £325,000

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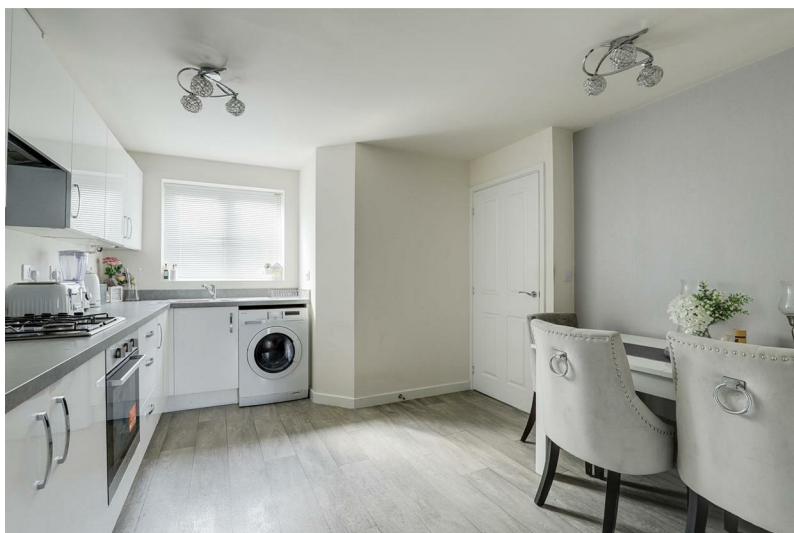


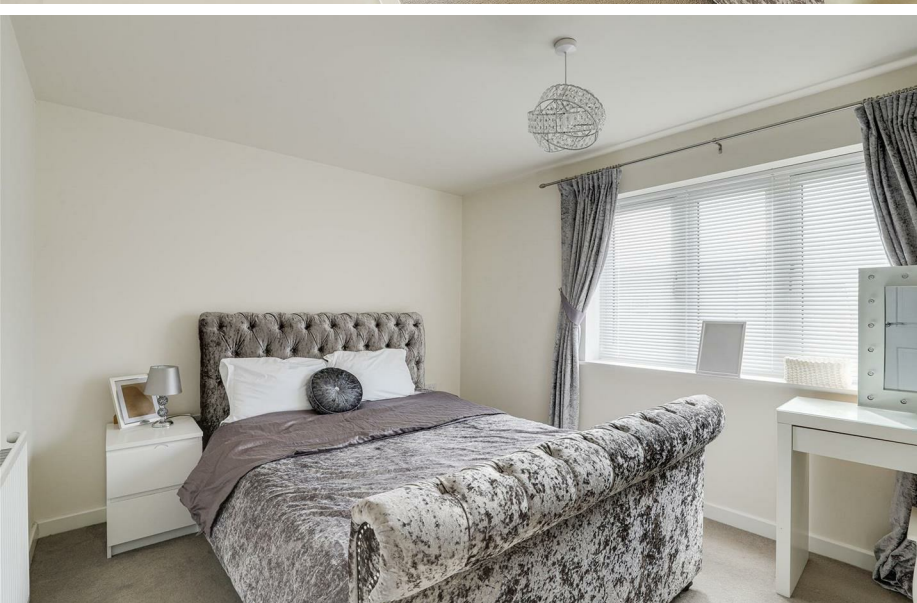
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DETACHED FAMILY HOME...

This well presented four-bedroom detached home offers deceptively spacious accommodation, making it the perfect choice for a growing family looking to move straight in. Set within a popular location, the property is conveniently close to a range of local amenities, including Gedling Country Park, shops, excellent transport links, and reputable schools. The ground floor comprises an entrance hall, a convenient W/C, a modern fitted kitchen diner ideal for family meals and entertaining, and a generously sized living room with French doors leading out to the rear garden. There is also the added benefit of an garage for additional storage or parking. Upstairs, the property boasts four well-proportioned bedrooms, including a master with an en-suite, a three-piece family bathroom, and access to the loft for extra storage. Externally, the property offers both a front and side driveway providing ample off-road parking. The private rear garden is perfect for outdoor living, featuring a patio area with a pergola, a well-maintained lawn, and a decked seating area—ideal for relaxing or hosting guests.

MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Spacious Reception Room With Double French Doors
- Modern Fitted Kitchen-Diner
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Driveway & Garage
- Private Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*9" x 7*4" (1.15m x 2.24m)

The entrance hall has carpeted flooring and stairs, a radiator and a single composite door providing access into the accommodation.

W/C

3*2" x 4*7" (0.99m x 1.42m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, wood-effect flooring, a radiator and a UPVC double-glazed obscure window to the front elevation.

Kitchen-Diner

11*7" x 13*5" (3.54m x 4.10m)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, a radiator and a UPVC double-glazed window to the front elevation.

Living Room

12*3" x 14*8" (3.75m x 4.49m)

The living room has carpeted flooring, a radiator, a built-in cupboard, a TV point and UPVC double French doors providing access out to the garden.

Garage

9*10" x 18*11" (3.00m x 5.77m)

The garage has an up and over garage door and a single wooden gate.

FIRST FLOOR

Landing

8*6" x 6*0" (2.61m x 1.83m)

The landing has carpeted flooring, a radiator, access into the loft and provides access to the first floor accommodation.

Master Bedroom

10*6" x 14*2" (3.21m x 4.32m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and access into the en-suite.

En-Suite

8*6" x 5*7" (2.60m x 1.72m)

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower, tiled flooring, a radiator, partially tiled walls, an extractor and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

9*8" x 14*8" (2.95m x 4.49m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.

Bedroom Three

9*9" x 8*4" (2.99m x 2.56)

The third bedroom has a UPVC double-glazed to the rear elevation, carpeted flooring, a radiator and fitted mirrored floor to ceiling wardrobes.

Bedroom Four

6*9" x 8*0" (2.06m x 2.45m)

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

Bathroom

5*4" x 8*5" (1.65m x 2.57m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a hand-held shower, wood-effect flooring, partially tiled walls, a radiator, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a garden with a lawn, a driveway, a further side driveway and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a patio with a pergola, a lawn and a decked seating area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 5G, most 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Medium risk of flooding

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.

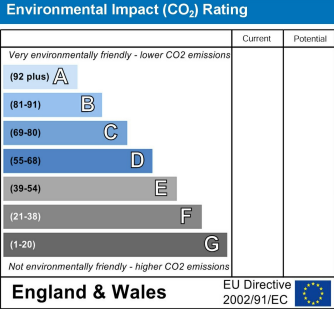
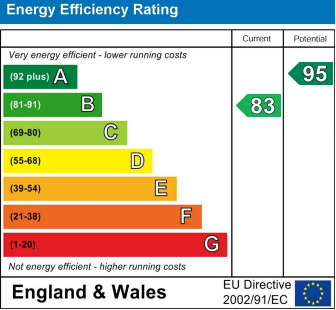
The vendor has advised the following:
Property Tenure is Freehold
Service Charge in the year marketing commenced (£PA): £142

The information regarding service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the 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.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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