



71 Arnold Lane, Gedling, NG4 4HA
Offers In Excess Of £375,000

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71 Arnold Lane Gedling, NG4 4HA

- Three bedrooms
- Breakfast/dining kitchen
- Garden studio
- Beautiful landscaped plot
- Private drive & double garage
- Lounge with log burner

A very well presented dormer bungalow with a lovely landscaped plot and impressive garden studio, private driveway and double garage! Three bedrooms (inc first floor dormer bedroom), lounge with log burner, modern bathroom and spacious breakfast/dining kitchen. Viewing strongly advised!

Offers In Excess Of £375,000



Overview

Tucked away at the end of a long private driveway is this lovely individual double bay-fronted dormer bungalow. The property stands on a generous plot with an impressive landscaped Japanese themed stroll garden on several levels, central to which is a large, partially underground multi-purpose room, currently used as a studio. The front of the property has parking for several vehicles in addition to the detached double garage and further gated potential car/caravan standing at the far side of the bungalow.

The accommodation consists of a central hallway, two bay fronted bedrooms, one of which is currently used as a dining room, modern bathroom and lounge with feature log burner and patio door leading out to the rear. There is also a spacious breakfast kitchen also with double doors leading out to the garden. From the hall, a glass balustrade staircase takes you up to the spacious third dormer bedroom with Velux windows to three sides, all with fitted blackout blinds and useful eaves storage.

The entrance to the driveway is directly opposite a very handy Sainsbury's Local, with Gedling's main shopping area just a short distance away providing further amenities. Also close by is the new Gedling Access Road and very popular Gedling Country Park.



Entrance Hall

Solid timber front door with leaded glass panels, meter cupboard with RCD board, radiator and stairs with glass balustrade and under-stair cupboard lead to the first-floor bedroom. Glazed panel doors lead to all ground floor rooms.

Lounge

With wood laminate flooring, recess with log burner and granite mantle, radiator, UPVC double glazed side window and UPVC double glazed patio door to the rear.

Breakfast Room

Open plan with the kitchen area and with matching wall and base units, wood laminate style vinyl flooring, UPVC double glazed side window, double glazed doors leading out to the rear patio and separate storage cupboard.

Kitchen

A range of wall and base units and tiled floor, with granite style worktops and inset one and a half bowl stainless steel sink unit and drainer with multi-coloured tiled splashbacks. Integrated brushed steel electric double oven, gas hob and extractor, plumbing for a washing machine, UPVC double glazed side door and rear window.

Bedroom 1

With UPVC double glazed front bay window, radiator and two wall light points above the bed space.

Bedroom 2/Dining Room

Marble fireplace and hearth with surround and living flame gas fire, two wall light points, radiator, UPVC double glazed front bay and UPVC double glazed side window.

Bathroom

Fully tiled walls with decorative mosaic tiled border and contrasting grey floor tiles. The suite, in white, consists of a shaped bath and screen with chrome mains shower, pedestal wash basin and push button toilet. Chrome ladder towel rail, ceiling downlights and two UPVC double glazed side windows.

Bedroom 3

Velux windows to three sides all with fitted blackout blinds, UPVC double glazed dormer window to the side with fitted blinds, exposed floorboards, two radiators, recessed ceiling spotlights, and useful eaves/loft storage.







Outside

A private driveway from Arnold Lane leads up to the front of the property with ample gravel and paved parking. At the far end of the bungalow, wrought iron gates lead to a large paved area with large shed/wood store and could easily be used as additional car/caravan parking. The double garage measures 5.15m wide x 5.32m deep with light, power, up and over door, side door, and double glazed sliding patio rear door leading out to a circular stone flagged patio. Separate gated access also leads to the side of the property where there is a further paved area accessed from the kitchen which also extends across the rear of the bungalow with wall lighting, outside tap and external power. Steps and separate pathway leads down to the tiered Japanese themed stroll garden, with various established rockery and bedding areas, gravelled and paved pathways which lead to further and thoughtfully positioned seating areas and a central pond. There's a wide variety of established shrubs and trees, including Pine and Eucalyptus, with further access to two split level lawned areas also with established borders. In the centre of the garden, steps lead down into the studio, next to which is a further seating area and a second small pond. The studio is partially underground, constructed in concrete block and solid concrete floor and measures 6.6m max x 4m max, with ample light and power, large built-in cupboards and a lantern skylight. This is a very useful multi function space with scope for further conversion.

Tenure - Freehold

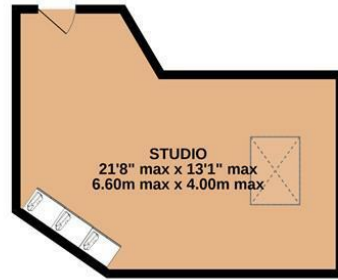
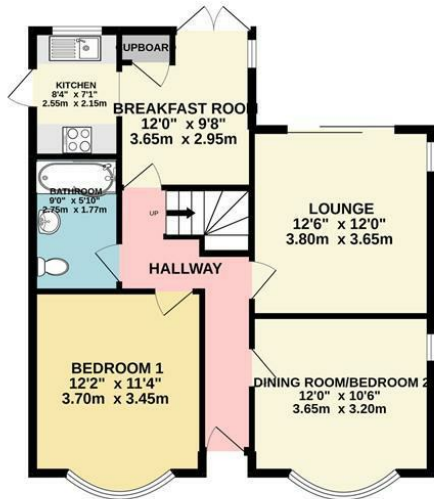
Council Tax

Gedling Borough Council- Band C

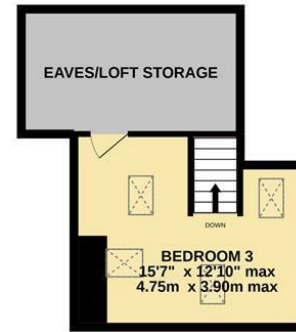




GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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