



30 Yew Tree Lane, Gedling, NG4 4AL

£399,000

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30 Yew Tree Lane Gedling, NG4 4AL

- Extended detached house
- Lounge with multi-fuel stove
- Ground and first floor bathrooms
- Four bedrooms
- Full width dining & sitting areas
- Kitchen + several integrated appliances

A spacious four-bedroomed detached family home on this popular road, within the catchment for both Carlton-Le-Willows and Willow Farm Primary School. The property also has a double-storey full-width rear extension providing ground floor dining and sitting areas, in addition to the main living room with multi-fuel stove.



£399,000



Overview

The rest of the accommodation consists of an entrance hallway with cloaks cupboard, downstairs bathroom, kitchen in grey gloss with several integrated appliances including dishwasher and fridge, while upstairs there are four well-proportioned bedrooms and a large family bathroom with corner bath and ample built-in cupboards/wardrobes. The rear extension has two sets of double doors leading out to the full-width patio and a good-sized garden, with access to the adjoining garage via a useful utility room, which houses the Baxi combination gas boiler installed in 2017 with the remainder of a 10-year warranty.

Entrance Hall

With double-glazed composite front entrance door, stairs to the first floor landing, laminate flooring, cloaks cupboard and doors leading to the bathroom, living room and kitchen.

Bathroom

With the bath set into an alcove/recess with tiled surround, pedestal washbasin and toilet. Radiator, tile effect floor covering and extractor fan.

Living Room

Feature multi-fuel stove with tiled surround and slate hearth, radiator, two wall light points and glazed panel double doors to the rear sitting area.

Kitchen

A range of units in grey gloss with polished granite style worktops and inset stainless steel unit and drainer, multi-colour tiled splashbacks and concealed worksurface lighting. Appliances consist of integrated brushed steel trim electric double oven, separate five ring gas hob with stainless steel extractor fan over, integrated fridge and dishwasher. Tiled floor and glazed folding door leading through to the dining area.

Dining Area

With exposed floorboards continuing through to the dining area, room divider and UPVC double-glazed double doors leading out to the patio.

Sitting Area

UPVC double-glazed double doors leading out to the rear patio.

First Floor Landing

Loft hatch into a partly boarded roof space.

Bedroom 1

Fitted seven-door wardrobe, matching chest of drawers, dressing table, two bedside cabinets and a radiator, UPVC double-glazed front and side windows.

Bedroom 2

UPVC double-glazed rear window and radiator.

Bedroom 3

Over-stair cupboard, UPVC double glazed front window and radiator.

Bedroom 4

Currently set up and used as an office with wall units, fitted corner worktop/desk, double-glazed side window, laminate flooring and radiator.

Bathroom

A large bathroom with a built-in five-door wardrobe, fully tiled walls and suite consisting of a corner bath with electric shower, traditional-style toilet and a sink with vanity base cupboards. Radiator and UPVC double-glazed rear window.

Outside

The front garden is lawned and contains several mature-shaped conifers, a driveway leading to the GARAGE with up and over door and lockable side-gated access to the rear. The garage has light and power and a connecting door to the rear utility area, which has wall and base units, plumbing for a washing machine, light, power and a wall-mounted Baxi combination gas boiler installed in 2017 with the remainder of a 10-year warranty and an outside tap. A rear door then leads out to the patio. To the rear is a full-width paved patio with a halogen security light and a low retaining wall with central steps leading up to the lawn, with pear and cherry trees, established borders and further brick retaining wall and steps leading up to gravel beds and artificial grass area.

Material Information

TENURE: Freehold



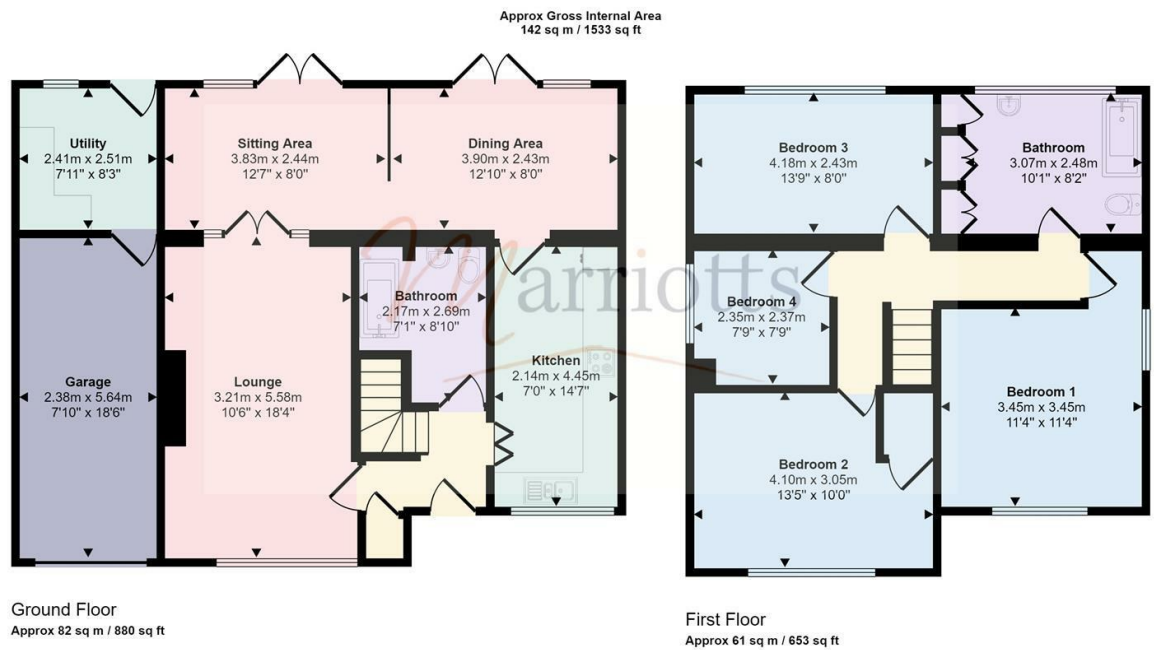




COUNCIL TAX: Gedling Borough Council - Band D
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: None
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None
FLOOD RISK: None
ASBESTOS PRESENT: None
ANY KNOWN EXTERNAL FACTORS: None
LOCATION OF BOILER: Utility Room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: British Gas
MAINS ELECTRICITY PROVIDER: Eon
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: No
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Slightly sloping driveway and central path to the front of the house.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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