

DISTINCTIVE  
HOMES

by



# Hillcrest House, Wood Lane

Cedding, NG4 4AD



# Hillcrest House, Wood Lane

Gedling, NG4 4AD

£750,000

FHP Living is proud to offer for sale this spacious detached home, which features a creative layout spread across two floors.







- Fabulous Detached Home, Stylish & Impressive
- Popular Location, Beautiful Landscaped Gardens
- Spanning Two Floors, Three Bedrooms
- Modern En- Suite to Master Bedroom
- Stylish Family Bathroom with Separate Large Shower
- Fabulous Contemporary Kitchen with Appliances, Spacious Lounge with Large Patio Doors
- Semi Open Plan Kitchen/Dining Area with Bay Window
- Utility Room, Cloaks/WC, Modern Entrance Hall
- Impressive Garden Room with Bar/Sitting area & Shower Room
- Off Road Parking for Several Cars







Located on one of Gedling most sought after roads, Wood Lane, surrounded by nature with both tree views to the front and far-reaching views at the rear.

As you enter, you're greeted by a contemporary hallway with tiled flooring and an open tread staircase leading to the upper floor. There's also a cloaks/Wc and a utility room conveniently located on this level.

The heart of the home is the semi-open plan breakfast kitchen and dining room, which is fitted with sleek, contemporary units and appliances. The kitchen includes a central island with quartz countertops and flows seamlessly into a bright dining or possible sitting area, enhanced by a bay window that lets in plenty of natural light. The parquet flooring adds warmth and charm, and there's access to the outdoor space.

The lounge is another highlight, offering generous space, more parquet flooring, and large patio doors that open onto a rear terrace, perfect for indoor-outdoor living.



Upstairs, the first floor boasts three bedrooms, the master of which features striking plate glass doors that showcase the expansive views and a stylish en-suite facility that adds a touch of luxury. There are two additional guest bedrooms and a family bathroom with a chic, modern suite, including a bathtub, separate shower, and a separate Wc

Outside, the front of the property has been thoughtfully landscaped, providing parking for several cars and decorative planting. The rear offers a side pathway and fabulous terrace with glazed balustrade, a commanding presence overlooking the landscaped garden below. Adjacent steps lead down to a beautifully tiered garden with patio area and an array of decorative planting that includes a summer house/potential home office

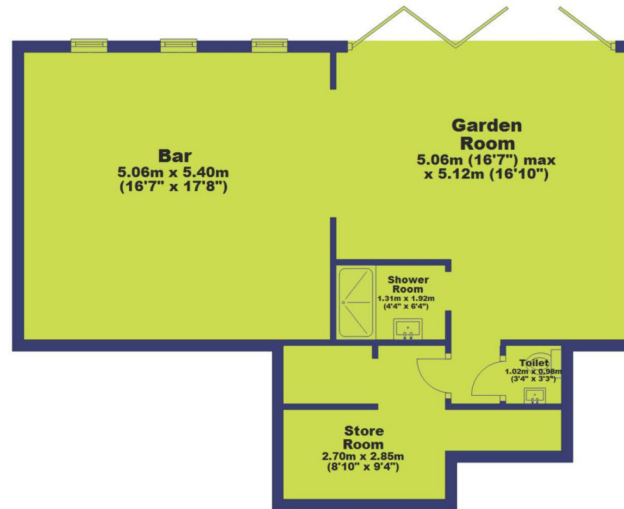
For entertaining, the property also features a fabulous garden room equipped with a bar, sitting area, modern shower room, and storage, a perfect space for hosting or relaxing.







**Garden Room**  
Approx. 65.7 sq. metres (706.9 sq. feet)



**Ground Floor**  
Approx. 84.1 sq. metres (905.0 sq. feet)



**First Floor**  
Approx. 73.4 sq. metres (789.9 sq. feet)



**Total area: approx. 223.1 sq. metres (2401.8 sq. feet)**









## Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Interested in this home?

Call the FHP Living Distinctive Homes Team



**Jason Cook**  
Mobile: 07876 396 010  
[jason@fhpliving.co.uk](mailto:jason@fhpliving.co.uk)

T: 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham NG1 2GB