

DISTINCTIVE
HOMES
by



Woodside, 36a Waterhouse Lane
Gedling, NG4 4BP

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£975,000

A stunning 5-bedroom detached home with a large gated driveway, double garage, and enclosed garden within the sought after area of Gedling – spacious living across three floors, perfect for family life, close to schools and great transport links.





Ground Floor:

- Spacious entrance hall
- Ground floor bedroom with en-suite bathroom
- Large double garage (fully insulated for easier conversion to further accommodation STP)

First Floor:

- Spacious kitchen area
- Separate dining room
- Bright & spacious living area with doors on to the enclosed rear garden
- Separate snug & sitting room

Second Floor:

- Four large bedrooms
- Master bedroom with en-suite bathroom
- Master bathroom servicing remaining bedrooms
- Bright and airy landing area

Grounds:

- Enclosed gardens throughout
- Double garage
- Spacious driveway with scope for additional parking on front lawn area
- Private gated driveway

EPC Rating:

C





Woodside is a stunning and spacious 5-bedroom detached family home situated on a desirable, private gated driveway in Gedling.

With generous living space spread over three floors, this property provides an ideal setting for family living and entertaining.

The ground floor offers a welcoming entrance hall that leads into a large ground floor bedroom with ensuite bathroom as well as its own separate sitting area, a versatile office space with a toilet, and a large double garage.

On the first floor, you will find a beautifully finished kitchen with an island and seating area, which leads onto another sitting area with doors out to the rear garden. The first floor also benefits from a large separate dining room, a snug/office area, and the main living area with bifold doors that also open out to the garden.

The top floor of the property includes four of the five bedrooms, the master benefitting from an ensuite bathroom, and a main family bathroom servicing the other bedrooms, ensuring ample space for family members or guests.

Additional Notes from the Vendor:

The property has 3-phase electric at the mains, installed when built.

4-inch insulation on the walls and internal insulation in the garage, making it ready for future conversion, if desired.



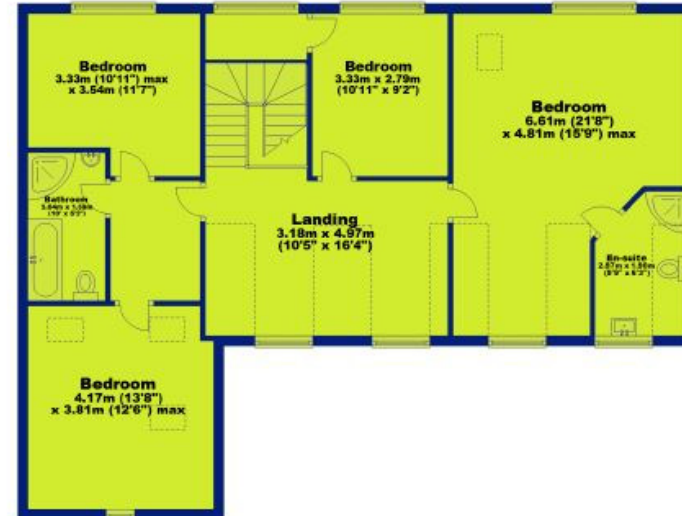
Ground Floor
Approx. 105.8 sq. metres (1138.7 sq. feet)



First Floor
Approx. 106.0 sq. metres (1140.7 sq. feet)



Room in Roof
Approx. 103.9 sq. metres (1118.4 sq. feet)



Total area: approx. 315.7 sq. metres (3397.8 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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