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**DavidJames**  
the estate agent

**Magnolia Cottage, Arnold Lane, Gedling, Nottingham, NG4 4HB**

**Guide Price £500,000**



# About This Property

Embrace the charm of village life with this extended detached cottage in Gedling Village, steeped in history dating back to circa 1820. Each room breathes character, featuring four well-proportioned bedrooms (two boasting original fireplaces with open grates), and the master complete with an en-suite shower room for modern comfort. The entrance hall welcomes you with its traditional quarry tiled floor, leading to a cozy sitting room where a multi-fuel burner sits against an exposed brick surround beneath a timber mantle and French doors leading out to the rear garden. The ambiance continues into the dining room with an Inglenook style fireplace. In addition there is the snug, which offers a tiled hearth and another multi-fuel burner. The dining kitchen is appointed with solid oak panelled units, granite worktops, and an integrated dishwasher and range cooker, while a handy utility room and ground floor WC add convenience. The property benefits from timber framed double glazing and a new combination gas boiler installed in 2023, ensuring modern efficiency in this historic abode. Outside, the double width cobblestone driveway and garage provide ample parking and storage. The landscaped garden is a haven for relaxation and entertainment, complete with patio, pond, and tranquil village views, with the property creating a perfect blend of heritage and contemporary living.



- Extended detached cottage originally built in approx. 1820 with an abundance of original and period style features
- Four bedrooms (two with fireplaces with open grates, bedroom one with en-suite shower room/Wc with electric shower, entrance hall with quarry tiled floor)
- Sitting room with multi fuel burner set to a fireplace with exposed brick surround and timber mantle and French door leading to the rear garden
- Dining room with Inglenook style fireplace with brick and tiled surround and open grate
- Snug with fireplace having a tiled hearth and multi fuel burner
- Dining kitchen with a range of solid Oak panelled units, granite work surfaces, double Belfast style sink and quarry tiled floor, integrated dishwasher and range cooker
- Utility room, ground floor Wc with washbasin, first floor bathroom/Wc with white suite and mains shower
- Timber framed double glazing, combination gas central heating (new boiler installed in 2023), alarm system
- Double width cobblestone driveway provides off road parking, garage with double doors, power and lighting
- Good sized landscaped lawned rear garden with patio areas, pond and views to the rear across Gedling Village







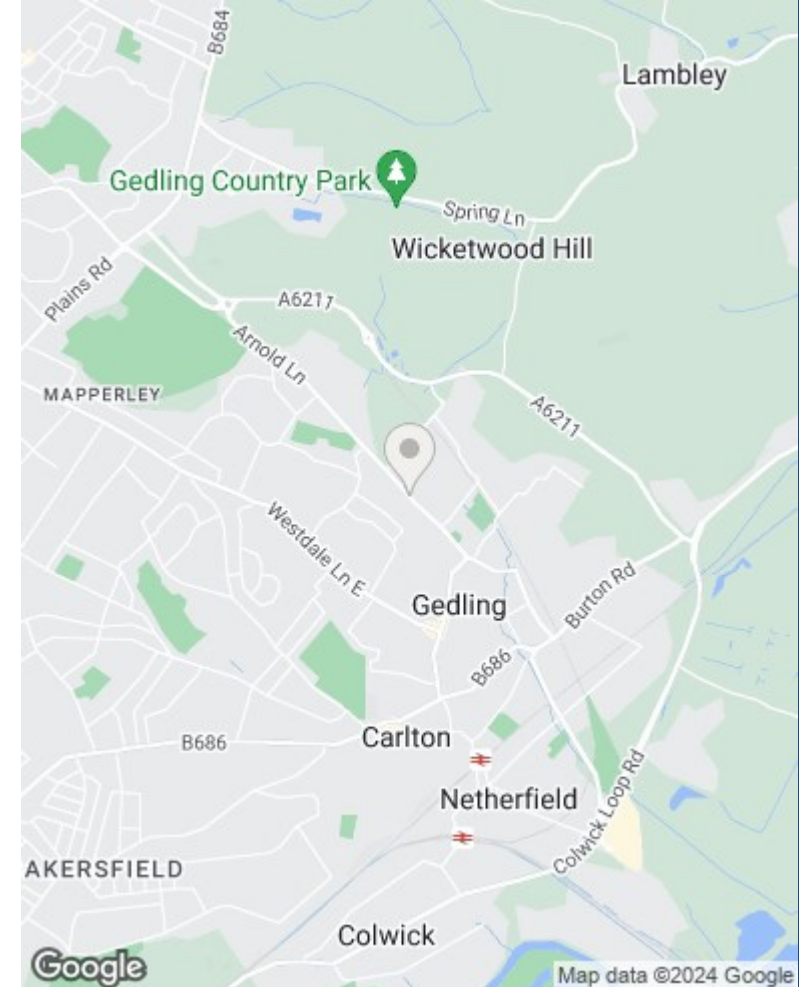


Approximate total area<sup>(1)</sup>  
 148.89 m<sup>2</sup>  
 1602.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: D**  
**Gedling Borough Council**  
**Freehold**

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