



 3

 1

 2

 D

**DavidJames**  
the estate agent

**Willow Lane, Gedling Village, Nottingham, NG4 4BJ**

**Guide Price £350,000**



# About This Property

Guide Price £350,000 - £375,000 Welcome to this delightful detached bungalow situated in the sought-after location of Gedling Village. Upon entering through the inviting double doors of the entrance porch, you are greeted by a spacious entrance hall featuring laminate flooring and handy storage cupboards. The lounge is adorned with a bow window, offering a welcoming atmosphere with views over the front elevation.

This bungalow boasts three well-appointed bedrooms and an additional box room that can be utilised as a study. The master bedroom is complete with fitted wardrobes and an en-suite shower room with an electric shower. Bedroom two features French doors that open onto the rear garden, while bedroom three also comes with fitted wardrobes and French doors providing access to a raised decked seating area to the side elevation.

The heart of this home is the modern kitchen, equipped with a range of panelled base and eye level units, an integrated double oven, hob, extractor, fridge, and freezer. Adjacent to the kitchen is a UPVC double glazed conservatory, a perfect spot for relaxing with tiled flooring and a glazed door leading to the rear garden.

The family bathroom is designed for relaxation, featuring a white suite with a corner spa bath and mixer shower, complemented by a washbasin set into a vanity unit with storage.

This property is equipped with gas central heating (with a new boiler installed in April 2023), UPVC double glazing, and an alarm system. The tandem driveway provides ample off-road parking and leads to a garage with an up-and-over door and pedestrian access to the rear garden.

The beautifully landscaped gardens surrounding this home are a true highlight, offering multiple seating areas, a summerhouse, a circular lawn, and established borders brimming with an abundance of plants. Whether you are entertaining guests or enjoying a quiet moment, these gardens provide a tranquil outdoor retreat.



David James

- Detached bungalow set in a popular location in Gedling Village, three bedrooms and box room/study
- Bedroom one with fitted wardrobes and en-suite shower room/Wc with electric shower, bedroom two with French doors to the rear garden, bedroom three with fitted wardrobes and French doors to a raised decked seating area to the side elevation
- Entrance porch with double doors, entrance hall with laminate flooring and storage cupboard
- Lounge with bow window to the front elevation
- Kitchen with a range of panelled base and eye level units, integrated double oven, hob, extractor, fridge and freezer
- UPVC double glazed conservatory (set off the kitchen) with tiled flooring and glazed door to the rear garden
- Bathroom/Wc with white suite and corner spa bath with shower off mixer taps as well as a washbasin set to a vanity units with storage beneath
- Gas central heating (with new boiler installed in April 2023), UPVC double glazing, alarm system
- Tandem driveway provides off road parking, garage with up and over door and pedestrian access door to the rear garden
- Attractive landscaped gardens to the front side and rear with seating areas, summerhouse, circular lawn and established borders and with abundance of planting

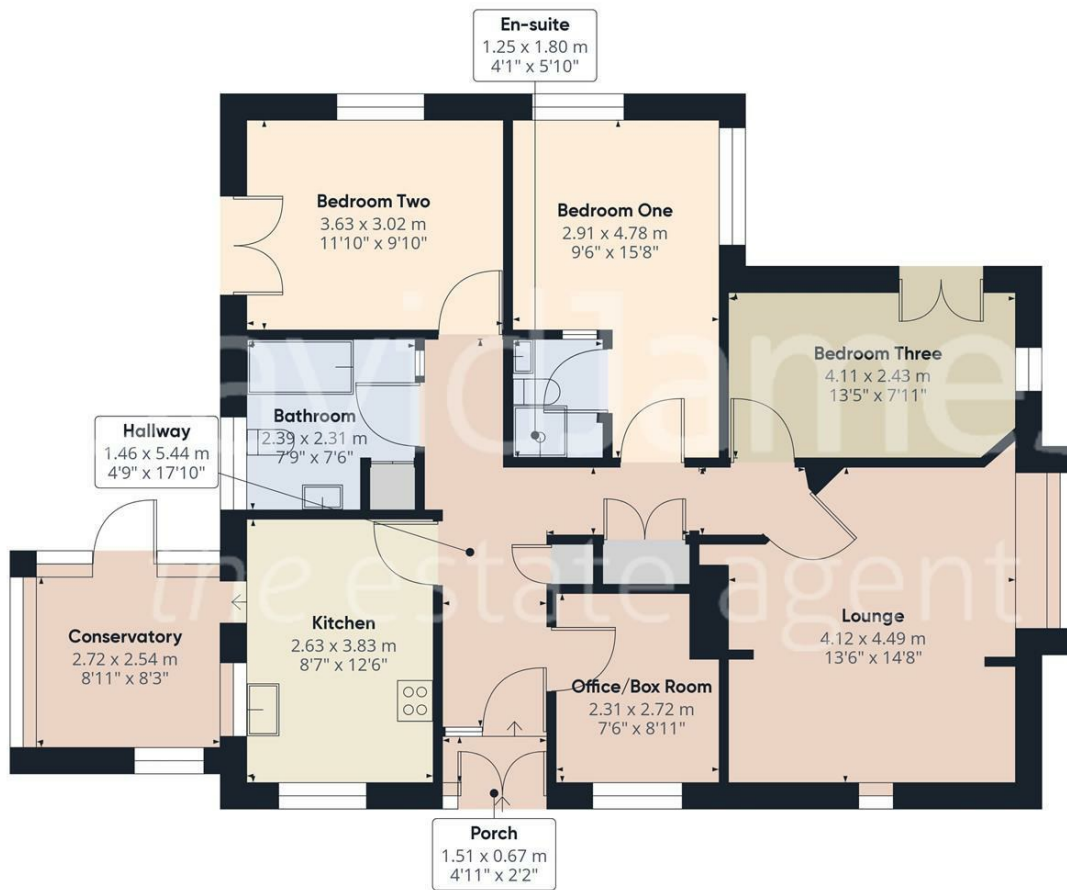


David James







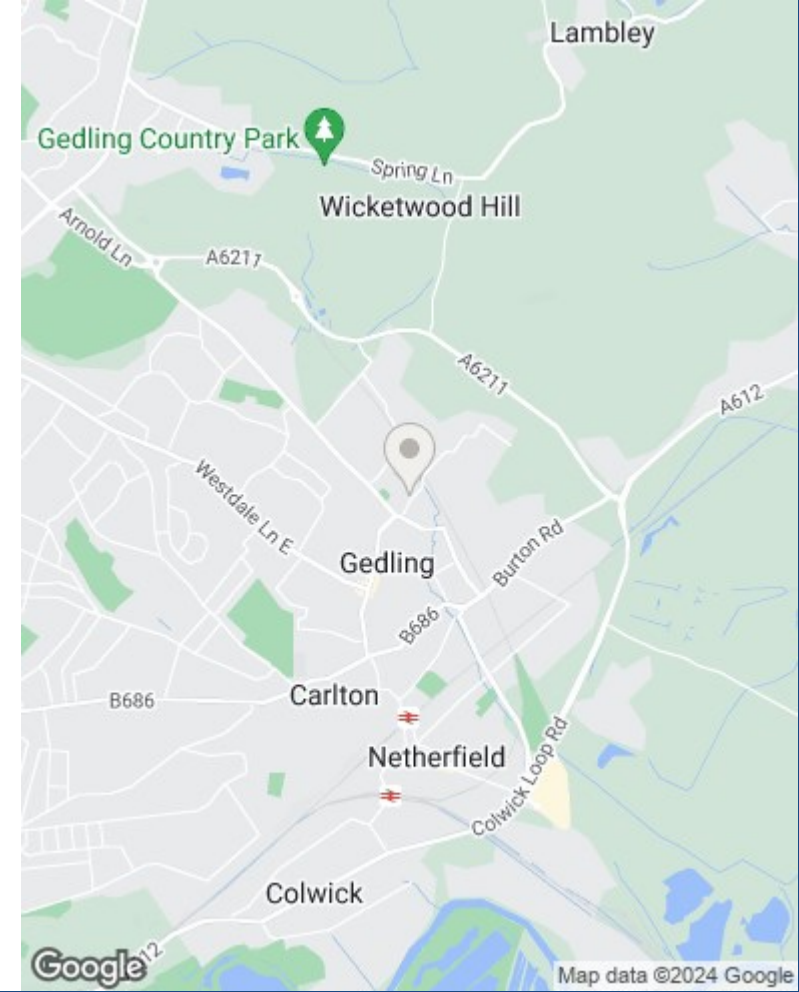


Approximate total area\*\*  
96.92 m<sup>2</sup>  
1043.19 ft<sup>2</sup>

(\*) 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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

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

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Nottingham, NG3 5JU  
t: 0115 962 4213 e: mapperley@david-james.com

