



5 Wood Lane, Gedling – NG4 4AD

Guide Price £500,000

DavidJames
the estate agent



5 Wood Lane

Gedling, Nottingham

Well-presented & deceptively spacious three-bedroom detached dormer bungalow, situated on the highly sought-after Wood Lane in Gedling with extensive versatile accommodation arranged over two floors.

Council Tax band: E

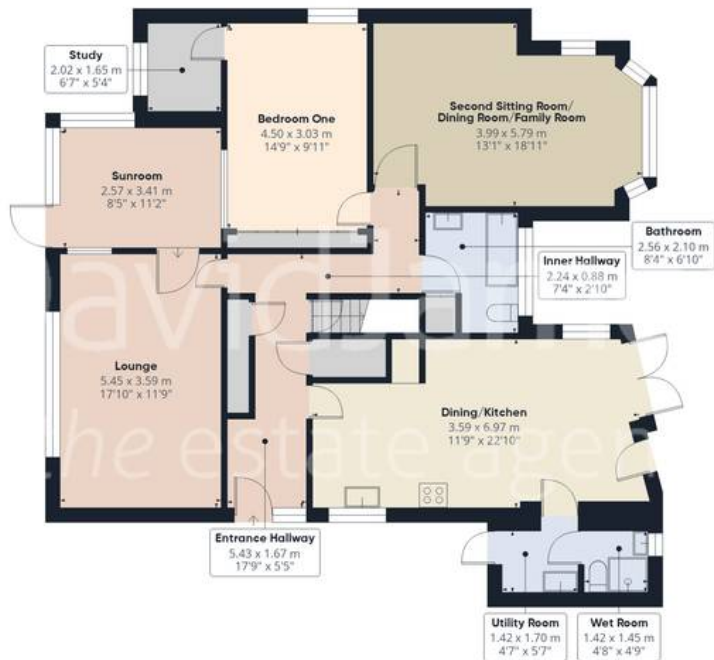
Tenure: Freehold

- Deceptively spacious three-bedroom dormer bungalow in the highly sought-after location of Gedling
- Bright and welcoming entrance hallway and first floor spacious landing with built-in bookcases
- Generously sized dining/kitchen with elegant shaker style units, feature French doors, utility room and downstairs wet room
- Bright and spacious lounge with feature stone-effect fireplace with separate sunroom
- Versatile generously-sized second reception room (currently used as a dining room)
- Good-size ground floor bathroom and additional shower room on the first floor
- Bright and spacious ground floor main bedroom, with fitted wardrobes and separate study room
- Two further bedrooms on the first floor (with additional loft room with potential for conversion, subject to the necessary planning permissions)
- Generous rear garden with manicured lawn, established planting and patio seating areas
- Double garage, EV charger, large driveway with off-street parking and SV solar panels









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

148.2 m²

1596 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.