

43 Wood Lane, Gedling - NG4 4AD

Guide Price £750,000

DavidJames
the estate agent







43 Wood Lane

Gedling, Nottingham

Substantial detached home with flexible multi-generational annexe! 4 reception rooms, impressive mature gardens & extensive parking on a sought-after private lane.
Council Tax band: G

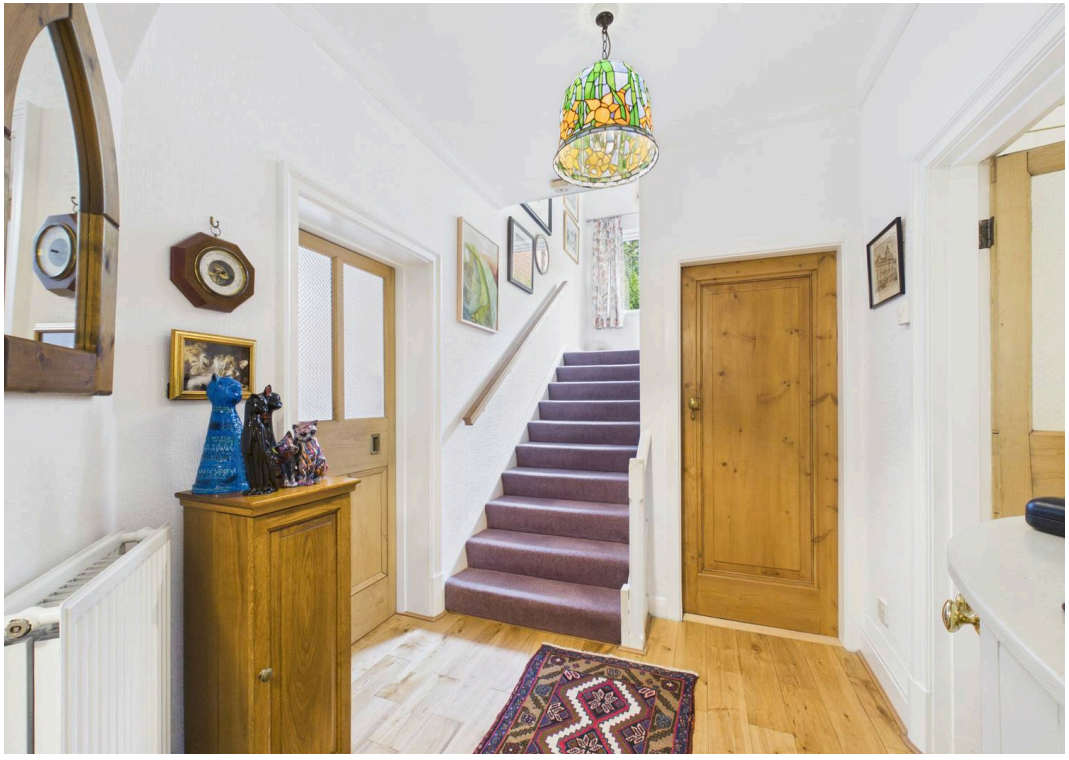
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Impressive, characterful and substantial detached family home
- Beautiful plot in a prestigious and highly sought-after private lane location
- Exceptional potential for multi-generational living
- Fantastic private-entrance annexe with a lounge, bedroom and en-suite
- Four generous reception areas (lounge, sitting room, garden room and dining room)
- Superb dining kitchen with a separate utility/laundry room
- Four flexible and well-proportioned first floor bedrooms
- First floor four-piece bathroom and separate shower room for convenience
- In-and-out horseshoe driveway for multiple vehicles leading to a detached double garage
- Stunning garden with established planting, mature trees and a wonderful decked terrace with excellent views













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

287.5 m²

3097 ft²

Reduced headroom

16.1 m²

173 ft²

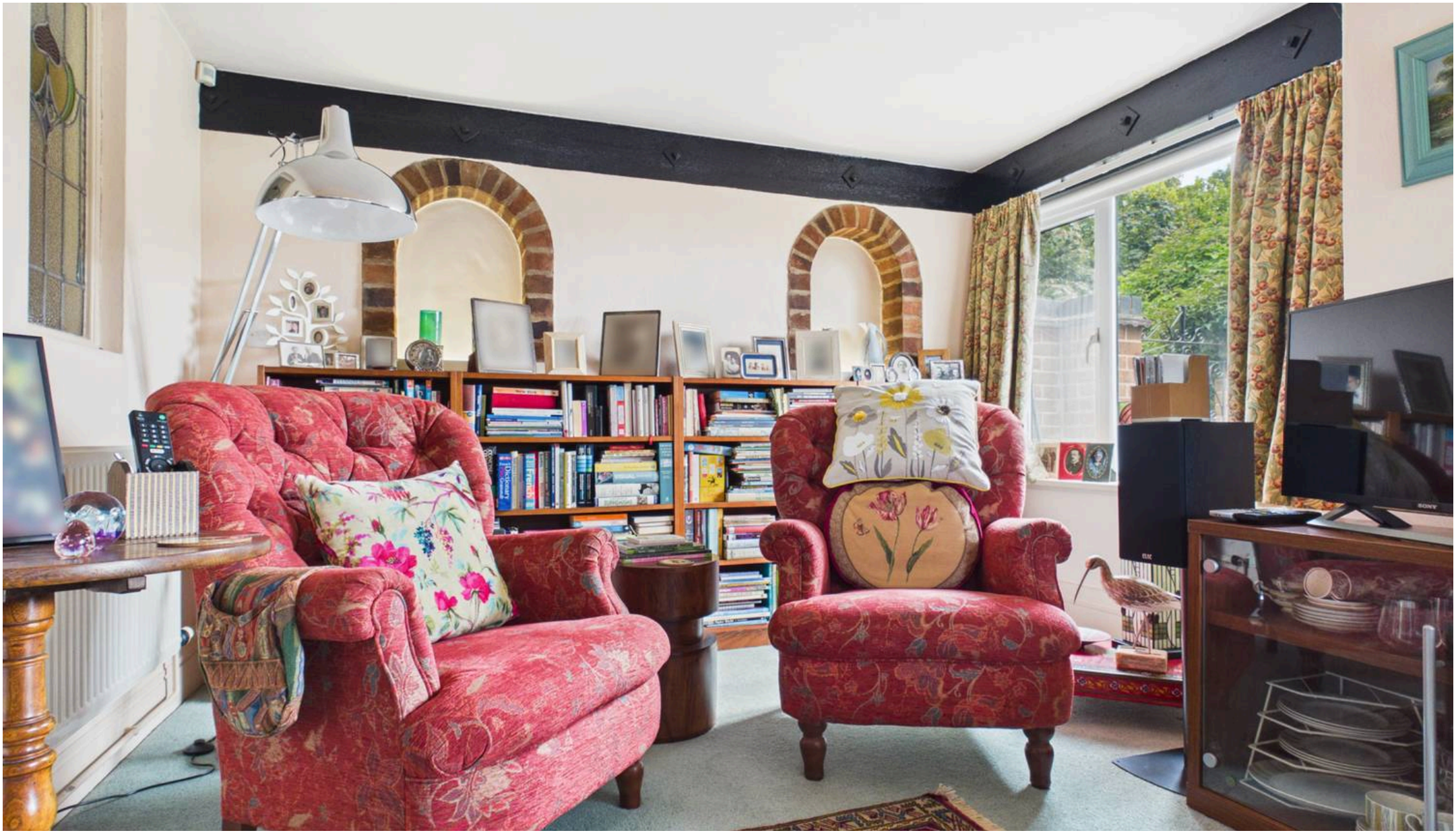
(1) Excluding balconies and terraces

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.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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