



5 Wood Lane, Gedling - NG4 4AD

Guide Price £495,000



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

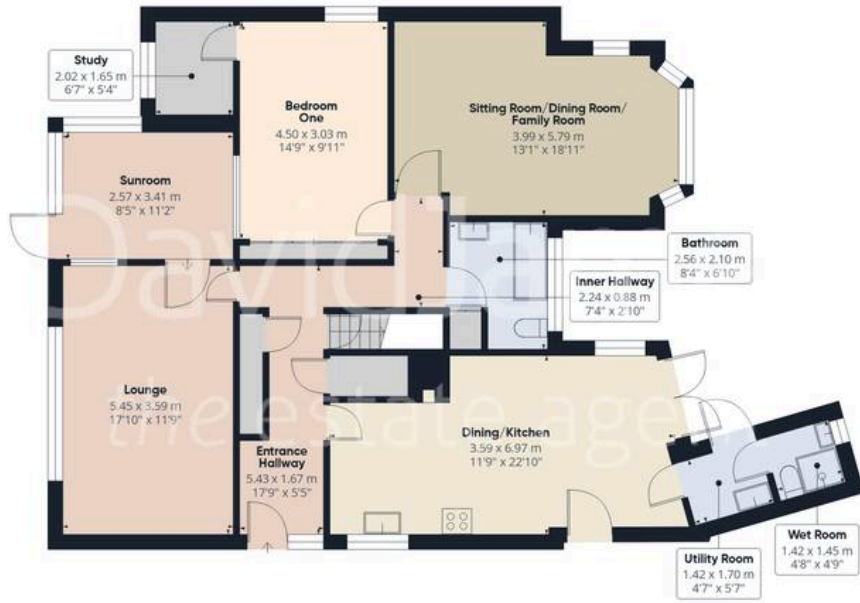
Tenure: Freehold

- 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⁾

148.6 m²

1600 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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