

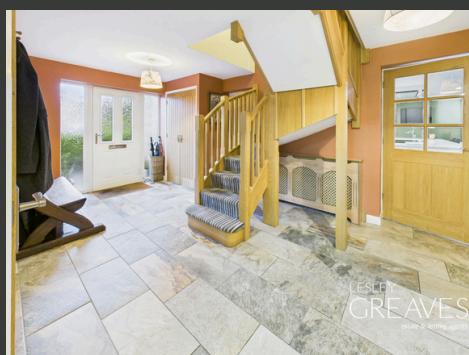


# £550,000-£600,000

GUIDE PRICE

NEWLANDS DRIVE  
GEDLING

- EXTENDED DETACHED HOME
- FOUR/FIVE BEDROOMS
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- MASTER BEDROOM ENSUITE
- EPC C



## Extended Modern Family Home in a Desirable Residential Location

DESIGNED FOR MODERN FAMILY LIVING, THIS SUBSTANTIAL FOUR-BEDROOM HOME, OFFERING POTENTIAL TO CREATE A FIFTH BEDROOM, HAS BEEN EXTENDED AND FINISHED TO AN EXCEPTIONAL STANDARD. IDEALLY POSITIONED WITHIN A HIGHLY DESIRABLE RESIDENTIAL AREA, CLOSE TO AMENITIES, REPUTABLE SCHOOLS AND EXCELLENT TRANSPORT LINKS, THE PROPERTY ALSO BENEFITS FROM INSTALLED SOLAR PANELS, ENHANCING ENERGY EFFICIENCY AND REDUCING ONGOING RUNNING COSTS.

THE WELCOMING ENTRANCE HALLWAY, FEATURING A LARGE CLOAK CUPBOARD, PROVIDES ACCESS TO THE DOUBLE INTEGRAL GARAGE AND IMMEDIATELY SETS THE TONE FOR THE QUALITY FOUND THROUGHOUT THE HOME. THE GROUND FLOOR BENEFITS FROM UNDERFLOOR HEATING THROUGHOUT, WITH INDIVIDUAL PROGRAMMABLE THERMOSTATS TO EACH ROOM, ENSURING EXCEPTIONAL COMFORT AND ENERGY EFFICIENCY.

AT THE HEART OF THE HOME LIES A STUNNING OPEN-PLAN KITCHEN, FITTED WITH AN EXTENSIVE RANGE OF CONTEMPORARY UNITS AND A RANGE OF INTEGRATED APPLIANCES, INCLUDING A SINGLE OVEN, BUILT-IN COFFEE MACHINE, COMBI MICROWAVE OVEN, WARMING DRAWS AS WELL AS AN INTEGRATED FRIDGE AND FREEZER. THIS IMPRESSIVE SPACE FLOWS SEAMLESSLY INTO THE REAR GLASS VERANDA, FEATURING SLIDING GLASS DOORS AND DECKING, CREATING A SUPERB INDOOR-OUTDOOR LIVING AREA IDEAL FOR ENTERTAINING ALL YEAR ROUND.

A SPACIOUS LIVING ROOM, FINISHED WITH A SOLID OAK FLOOR, OPENS INTO THE ORANGERY, CREATING A BRIGHT AND INVITING SPACE THAT CONNECTS EFFORTLESSLY WITH THE REAR GARDEN. A VERSATILE STUDY / DINING ROOM OFFERS FLEXIBLE ACCOMMODATION, IDEAL FOR HOME WORKING, FORMAL DINING OR USE AS A PLAYROOM. COMPLETING THE GROUND FLOOR IS A STYLISH SHOWER ROOM, FINISHED TO A HIGH CONTEMPORARY STANDARD.

TO THE FIRST FLOOR ARE FOUR BEDROOMS. THE PRINCIPAL BEDROOM IS A STANDOUT FEATURE, BENEFITTING FROM UNDERFLOOR HEATING WITH ITS OWN THERMOSTAT, A LUXURIOUS ENSUITE SHOWER ROOM, ALSO WITH UNDERFLOOR HEATING AND A FULLY FITTED DRESSING ROOM, WHICH COULD BE CONVERTED INTO AN ADDITIONAL BEDROOM IF REQUIRED, SUBJECT TO THE REMOVAL OF THE FITTED UNITS. BEDROOMS TWO AND THREE INCLUDE FITTED WARDROBES, WHILE THE REMAINING BEDROOMS PROVIDE FLEXIBLE ACCOMMODATION FOR FAMILY MEMBERS OR GUESTS. COMPLETING THE FIRST FLOOR IS A WELL-APPOINTED FAMILY BATHROOM SERVING THE ADDITIONAL BEDROOMS.

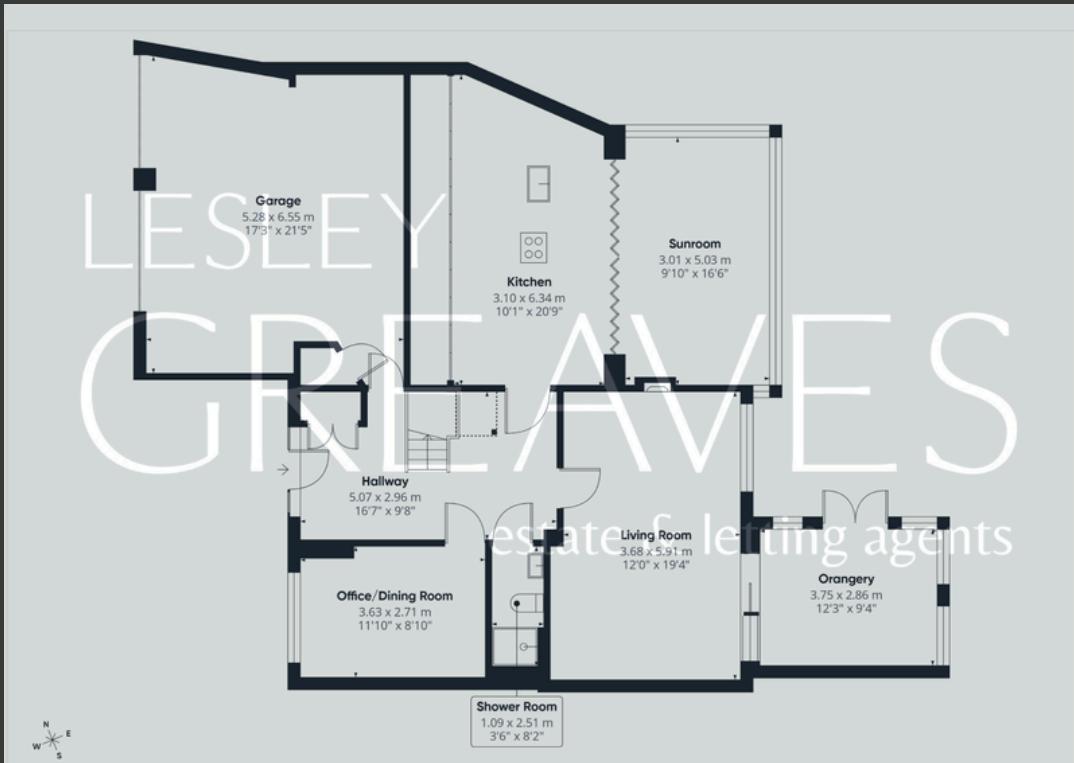
EXTERNALLY, THE PROPERTY ENJOYS A PRIVATE REAR GARDEN, IDEAL FOR OUTDOOR ENTERTAINING, ALONG WITH A SUBSTANTIAL DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING. FURTHER BENEFITS INCLUDE A FULLY INSULATED DOUBLE INTEGRAL GARAGE, COMPLETE WITH LIGHTING, POWER, REMOTE-CONTROLLED ELECTRIC ROLLER DOORS AND UNDERFLOOR HEATING. THE GARAGE OFFERS EXCELLENT POTENTIAL FOR CONVERSION INTO A SELF-CONTAINED ANNEX, SUBJECT TO THE NECESSARY CONSENTS.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THIS EXCEPTIONAL HOME HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 155 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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