



£750,000
GUIDE PRICE

WATERHOUSE LANE
GEDLING

- NO UPWARD CHAIN
- LOVELY REAR GARDEN
- FIVE BEDROOMS
- DOUBLE GARAGE
- GARDEN ROOM
- SPACIOUS ACCOMMODATION
- SEPARATE ANNEX



Versatile Detached Turnkey Property with Wheelchair-Friendly Annex on Desirable Waterhouse Lane, Gedling

SITUATED IN THE HEART OF GEDLING VILLAGE ON THE DESIRABLE "WATERHOUSE LANE," THIS DETACHED, TURNKEY PROPERTY OFFERS VERSATILE ACCOMMODATION, IDEAL FOR THOSE WORKING FROM HOME OR SEEKING INDEPENDENT MULTI-GENERATIONAL LIVING. THE PROPERTY ALSO FEATURES A FULLY WHEELCHAIR-FRIENDLY ANNEX, PROVIDING A FANTASTIC SPACE FOR ANYONE WISHING TO HAVE A SEPARATE AREA FOR THEIR FAMILY OR FOR MODERN LIVING.

THE GROUND FLOOR FEATURES A HALLWAY WITH WOODEN FLOORING AND STAIRS TO THE FIRST FLOOR, A BAY-FRONTED OFFICE IDEAL FOR TODAY'S MODERN LIVING, AND A GOOD-SIZED LIVING ROOM WITH PATIO DOORS OPENING ONTO THE REAR GARDEN. THE KITCHEN DINER IS FITTED WITH A GOOD RANGE OF UNITS, AN INTEGRAL DISHWASHER, A FREE-STANDING AMERICAN FRIDGE FREEZER, AND A RANGE OVEN. THE TILED FLOOR EXTENDS TO THE OPEN-PLAN GARDEN ROOM, WHICH HAS FRENCH DOORS AND VIEWS OVER THE REAR GARDEN.

THERE IS ALSO A UTILITY ROOM FITTED WITH WALL AND BASE UNITS, UNDER-COUNTER SPACE, AND PLUMBING FOR A WASHING MACHINE AND ADDITIONAL APPLIANCES. AN EXTERNAL DOOR PROVIDES ACCESS TO THE SIDE. OFF THE ENTRANCE HALLWAY, THERE IS A DINING ROOM WITH FRENCH DOORS TO THE GARDEN AND A DOOR LEADING TO THE ANNEX.

THE CURRENT OWNERS HAVE ALSO USED THE DINING ROOM AS A LOUNGE FOR THE ANNEX, A LOVELY WAY OF CONNECTING THE HOME AND ANNEX TOGETHER. THE ANNEX IS A FANTASTIC SPACE FOR INDEPENDENT LIVING, FEATURING A SEPARATE SIDE DOOR, BOILER, MODERN KITCHEN, BEDROOM, AND EN-SUITE WET ROOM. THE ANNEX PROVIDES AN EXCELLENT SPACE FOR INDEPENDENT LIVING AND IS ALSO PERFECT FOR GENERATING EXTRA INCOME THROUGH AIRBNB. IT INCLUDES A SEPARATE SIDE DOOR, ITS OWN BOILER, A MODERN KITCHEN, A BEDROOM, AND AN EN-SUITE WET ROOM.

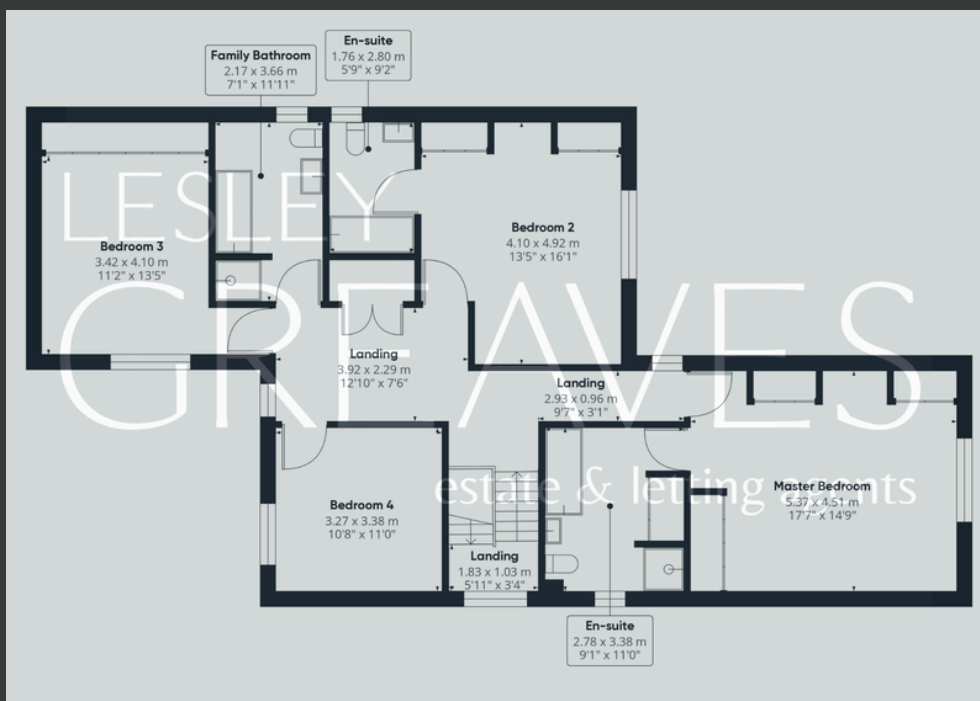
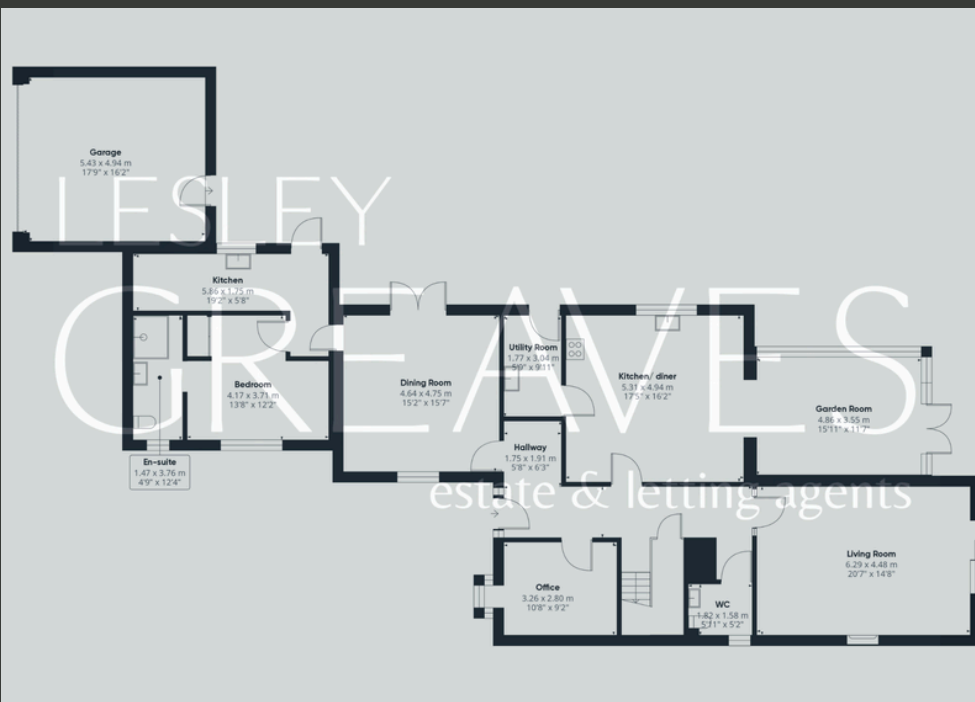
THE FIRST FLOOR INCLUDES A FOUR-PIECE FAMILY BATHROOM WITH A BATH, WC, SINK, AND SHOWER CUBICLE. THERE ARE FOUR DOUBLE BEDROOMS, THREE WITH FITTED WARDROBES, AND TWO WITH EN-SUITE BATHROOMS.

EXTERNALLY, THE PROPERTY BENEFITS FROM ACCESS TO A SHARED PRIVATE DRIVEWAY LEADING TO THE DOUBLE GARAGE, A SUBSTANTIAL DRIVEWAY, AND GATED ACCESS TO THE REAR GARDEN, WHICH FEATURES A PATIO AREA AND LAWN. ADDITIONAL BENEFITS INCLUDE GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, UNDERFLOOR HEATING, AND NO UPWARD CHAIN.

GEDLING IS A POPULAR AND WELL-ESTABLISHED RESIDENTIAL AREA CLOSE TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES. IT IS ALSO KNOWN FOR ITS COUNTRY PARK, WHICH FEATURES A PLAY AREA AND CAFÉ.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND VERSATILITY OF THIS EXCEPTIONAL FAMILY HOME.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- FREEHOLD
- COUNCIL TAX; BAND G
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 293 SQ METERS

Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk