



£600,000 - £625,000

GUIDE PRICE

MAIN ROAD

GEDLING

- FRONT PORCH
 - STUDY/ENTRANCE HALLWAY
 - SHAKER-STYLE KITCHEN
 - BEAMED CEILINGS
 - INGLENOK FIREPLACE
 - DUAL STAIRCASES
- EPC D



Spacious Family Home in the Heart of Gedling Village

NESTLED IN THE HEART OF GEDLING VILLAGE, THIS GENEROUSLY PROPORTIONED FAMILY HOME OFFERS VERSATILE ACCOMMODATION ON A DESIRABLE CORNER PLOT. THOUGHTFULLY DESIGNED AND BEAUTIFULLY MAINTAINED, THIS PROPERTY COMBINES MODERN AMENITIES WITH CLASSIC CHARM, MAKING IT PERFECT FOR FAMILY LIVING.

THE ENTRANCE TO THE HOME FEATURES DOUBLE DOORS THAT LEAD INTO A PORCH, WHICH OPENS INTO AN ENTRANCE HALLWAY CURRENTLY UTILIZED AS A STUDY. THIS WELCOMING SPACE BOASTS BEAMS TO THE CEILING AND STAIRS TO THE FIRST FLOOR. FRENCH DOORS PROVIDE ACCESS TO THE SIDE GARDEN, ENHANCING THE INDOOR-OUTDOOR FLOW.

THE KITCHEN BREAKFAST ROOM IS A TRUE CENTERPIECE, FITTED WITH SHAKER-STYLE UNITS, AN INTEGRATED DISHWASHER AND FRIDGE, AN EXTRACTOR FAN, AND A FREESTANDING RANGEMASTER OVEN. A STABLE DOOR OPENS ONTO THE DRIVEWAY, WHILE THE BEAMS AND EXPOSED BRICK PILLAR WITH A BUILT-IN WINE RACK ADD CHARACTER TO THE SPACE. ADJACENT TO THE KITCHEN, THE UTILITY ROOM IS EQUIPPED WITH PLUMBING FOR A WASHING MACHINE, A DOWNSTAIRS WC, AND A DOOR LEADING TO AN INNER LOBBY. THIS LOBBY FEATURES A CAST IRON SPIRAL STAIRCASE TO THE FIRST FLOOR AND PROVIDES INTERNAL ACCESS TO THE GARAGE.

THE DINING ROOM IS BOTH COZY AND ELEGANT, WITH DUAL ASPECT WINDOWS, BEAMS TO THE CEILING, AND A FEATURE CHIMNEY BREAST WITH BUILT-IN SEATING. THE BEAMED CEILING CONTINUES IN THE LIVING ROOM, WHICH ALSO HAS DUAL ASPECT WINDOWS AND AN IMPRESSIVE INGLENOOK FIREPLACE WITH A WOOD-BURNING STOVE, PERFECT FOR RELAXING EVENINGS.

THE FIRST FLOOR HOUSES A BUILT-IN STORE ROOM, A FAMILY BATHROOM, AND THREE DOUBLE BEDROOMS. THE MASTER BEDROOM IS A LUXURIOUS RETREAT WITH A VAULTED CEILING, A DRESSING ROOM AREA WITH BUILT-IN WARDROBES, AND A MODERN EN-SUITE SHOWER ROOM FEATURING A MAINS-FED SHOWER. THE FAMILY BATHROOM IS SIMILARLY WELL-APPOINTED, WITH BEAMS TO THE CEILING, A BUILT-IN AIRING CUPBOARD, AND A FOUR-PIECE SUITE THAT INCLUDES BOTH A BATH AND A MAINS-FED SHOWER CUBICLE. BEDROOM THREE ADDS A RUSTIC TOUCH WITH ITS EXPOSED BRICK WALL.

THE AFOREMENTIONED SPIRAL STAIRCASE LEADS TO A SECONDARY FIRST-FLOOR AREA, WHICH INCLUDES TWO ADDITIONAL BEDROOMS AND A MODERN SHOWER ROOM FITTED WITH AN ELECTRIC SHOWER. THIS SEPARATE SPACE IS IDEAL FOR OLDER CHILDREN OR GUESTS, OFFERING PRIVACY AND CONVENIENCE.

THE EXTERIOR OF THE PROPERTY IS AS IMPRESSIVE AS THE INTERIOR. A SHARED ACCESS DRIVEWAY WITH DOUBLE GATES LEADS TO THE PRIVATE DRIVEWAY, PROVIDING AMPLE OFF-STREET PARKING AND ACCESS TO THE LARGE INTEGRAL GARAGE. THE GARAGE IS EQUIPPED WITH POWER, LIGHTING, A COLD WATER TAP, A REAR GARDEN DOOR, AND AN UP-AND-OVER DOOR.

THE FRONT LAWNED GARDEN FEATURES PAVED AND DECKED PATIOS AND A PERGOLA, CREATING A PERFECT SPACE FOR OUTDOOR ENTERTAINING. THE SIDE GARDEN CONTINUES THIS THEME WITH ADDITIONAL PAVED PATIO AREAS AND GATED ACCESS TO THE REAR. THE REAR GARDEN IS DESIGNED IN A COURTYARD STYLE, WITH PAVING, A RAISED DECKED AREA, RAISED WALLED BORDERS FOR PLANTS AND SHRUBS, AND A BRICK-BUILT LOG STORE.

GEDLING IS A HIGHLY SOUGHT-AFTER RESIDENTIAL AREA KNOWN FOR ITS EXCELLENT AMENITIES. THE VILLAGE OFFERS A RANGE OF SCHOOLS, SHOPS, PUBS, RESTAURANTS, AND LEISURE FACILITIES, AS WELL AS CONVENIENT PUBLIC TRANSPORT LINKS. IT IS ALSO HOME TO THE WELL-KNOWN GEDLING COUNTRY PARK, WHICH FEATURES A PLAY AREA AND CAFÉ, PROVIDING A WONDERFUL SPACE FOR OUTDOOR ACTIVITIES AND FAMILY OUTINGS.

THIS SUBSTANTIAL FAMILY HOME IN GEDLING VILLAGE IS AN EXCEPTIONAL PROPERTY THAT COMBINES SPACIOUS, VERSATILE LIVING WITH BEAUTIFUL GARDENS AND EXCELLENT AMENITIES. WITH ITS UNIQUE CHARACTER, MODERN COMFORTS, AND DESIRABLE LOCATION, IT IS AN IDEAL CHOICE FOR THOSE SEEKING A FOREVER HOME. VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS OUTSTANDING PROPERTY HAS TO OFFER.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	58	
(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 D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 186 SQ METERS

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