

Gedling

Stoke Lane
Nottingham NG4 2QP

DavidJames
the estate agent



OIRO

£375,000

Detached House

5 bedrooms

EPC Rating

E (39)

Tenure

Freehold

david-james.com

Stamp Duty Rates

First time purchase	Buying your next home	Additional or buy to let property
£3,750.00	£8,750.00	£20,000.00

For more information visit <http://www.david-james.com/stampduty>

Council Tax Band

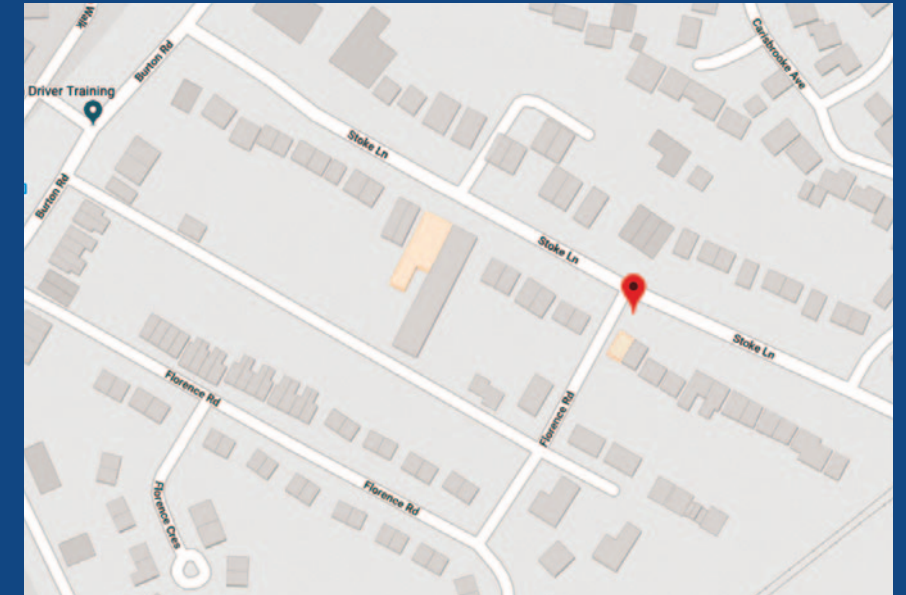
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The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 29/10/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

How to get there

Proceed away from Gedling village along Shearing Hill turning left onto Burton Road and then take the fourth turning on the right onto Stoke Lane where the property can be found on the right hand side clearly marked by our 'For Sale' board.

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



Viewer's notes

Pros

Cons

Other

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service.

(C)

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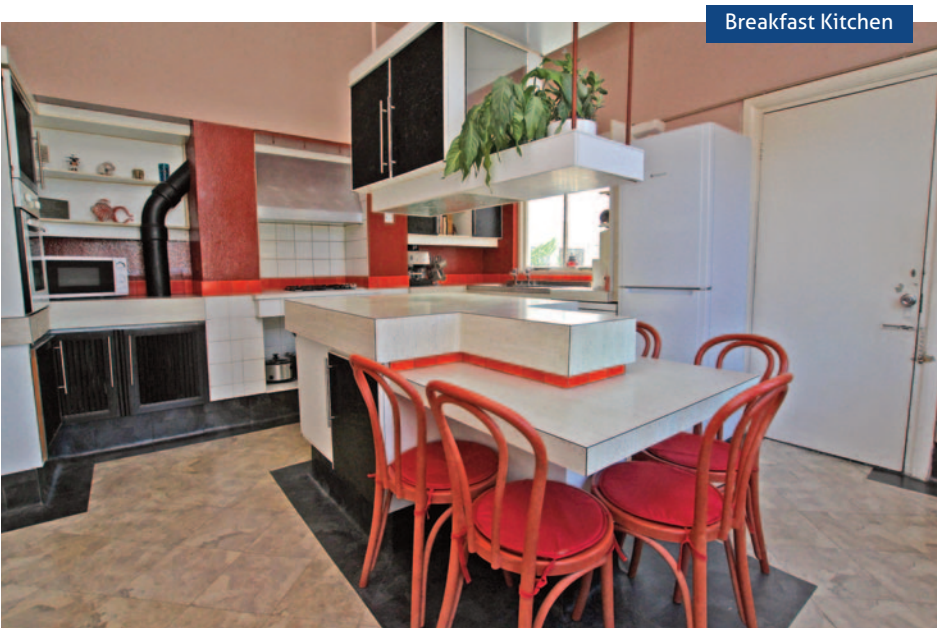
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Lounge

This is a stunning five bedroom Victorian detached house which has retained a wealth of its original charm and character, situated in the ever popular location of Gedling. Whilst requiring a programme of modernisation to personal taste, we feel this property has all the makings of a perfect family home given its location, size and versatility.

The ground floor accommodation comprises of a superb entrance hall with cloakroom and WC, spacious lounge with open fire and views over the rear garden, separate dining room also with an open fire and use of an adjoining study. There is a versatile family room, spacious conservatory with French doors to the rear garden and finally a breakfast



Breakfast Kitchen

- ✓ Victorian detached family home
- ✓ Five good-sized bedrooms
- ✓ Lounge with working open fire
- ✓ Dining room, study area and family room
- ✓ Breakfast kitchen with adjoining conservatory
- ✓ Stunning entrance hall with cloakroom and WC
- ✓ Family bathroom and en-suite shower room
- ✓ Second floor living area with bedroom and en-suite
- ✓ Established southerly facing rear garden
- ✓ Garage and generous off-street parking



Lounge



Study



Family Room



Breakfast Kitchen



Landing Stairs

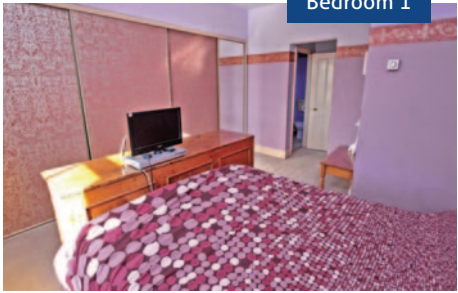


Bedroom 1

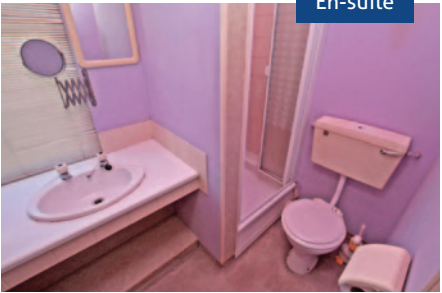
kitchen fitted with a range of base and eye level units with feature central island and integrated appliances which include an oven and gas hob. There is space for a stacked fridge freezer and provision and plumbing for both a washing machine and dishwasher.

Bedrooms one to four are all accessed from the first floor landing which has stunning stained glass leaded windows providing plenty of natural light from the staircase. Bedroom one enjoys the use of fitted wardrobes and an en-suite shower room which has a three piece suite comprising WC, wash basin and shower cubicle.

The family bathroom is also fitted with a three piece suite comprising wash basin,



Bedroom 1



En-suite

WC and bath with shower off the mixer tap. There is ceramic tiling to the bathing areas and a window providing natural light.

The second floor accommodation must be viewed to be fully appreciated and comprises of a large open plan living area which incorporates a kitchenette which would provide a fantastic space for



Bedroom 2



Bedroom 3



Bedroom 4



Second Floor Bedroom

entertaining with useful storage available to the eaves. There is a good sized double bedroom with a window to the side elevation which has the use of a shower room fitted with a three piece suite comprising shower cubicle with electric shower, WC and pedestal wash basin.



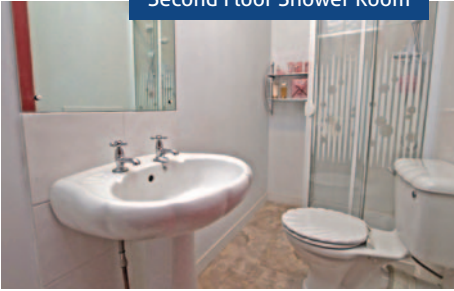
Conservatory



Second Floor Living Area



Second Floor Kitchenette



Second Floor Shower Room



Parking



Bathroom



Garden

Outside, the superb southerly facing rear garden is mainly lawned and enjoys a variety of mature plants and trees set to borders with timber fencing ensuring privacy. Additional off street parking is provided by double timber gates situated on Florence Road which lead to a parking area at the end of the garden as well as a garage with workshop and up and over door which can also be accessed internally from the conservatory and enjoys power, lighting and useful loft storage.

In conclusion, this charming family home has maintained a wealth of original features which must be viewed to be fully appreciated and offers fantastic versatility throughout. A viewing is highly recommended at your earliest convenience.

Property floor plan & measurements (ground floor)

GROUND FLOOR

Entrance Hall
3.81m max x 3.23m max
(12'6 max x 10'7 max)

Lounge
5.49m max x 4.27m max
(18'0 max x 14'0 max)

Dining Room
4.27m max x 2.90m max
(14'0 max x 9'6 max)

Study Area
4.27m max x 2.46m max
(14'0 max x 8'1 max)

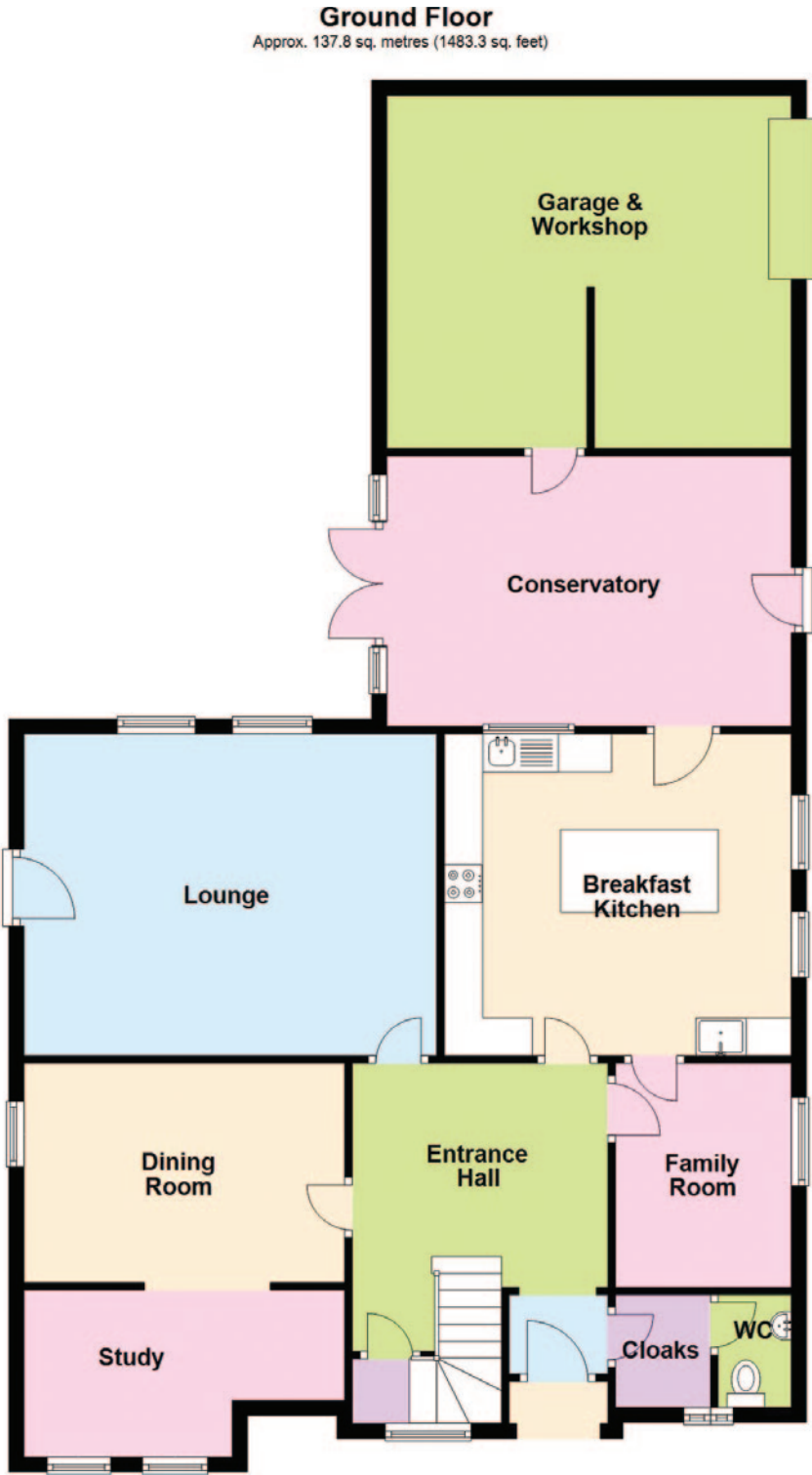
Breakfast Kitchen
4.57m max x 4.27m max
(15'0 max x 14'0 max)

Family Room
2.97m x 2.34m
(9'9 x 7'8)

Conservatory
5.23m x 3.58m
(17'2 x 11'9)

Cloakroom
1.40m x 1.24m
(4'7 x 4'1)

WC
1.40m x 0.97m
(4'7 x 3'2)



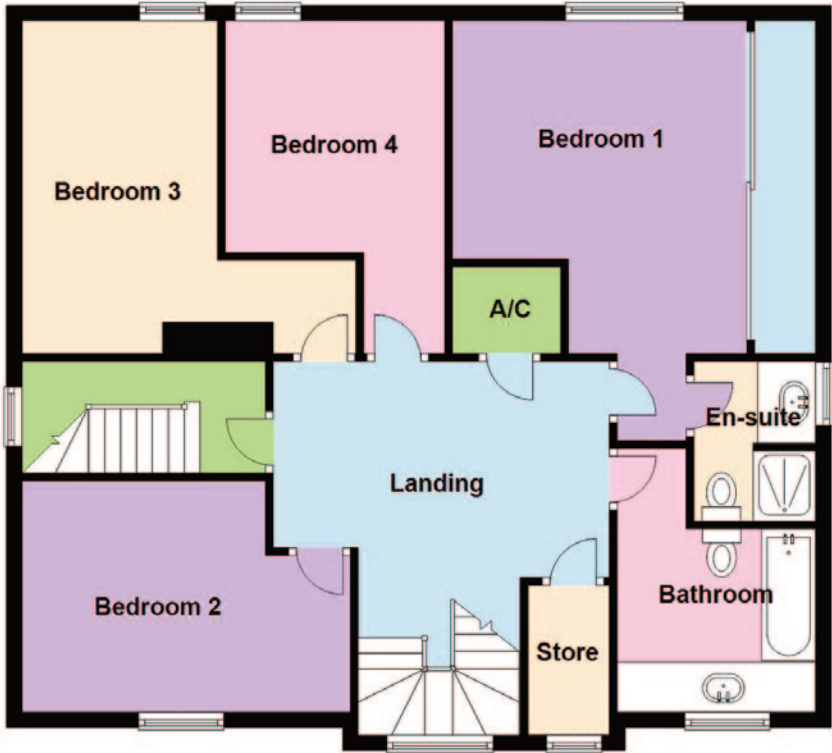
South Westerly
Facing Rear Aspect



Property floor plan & measurements (first and second floors)

First Floor

Approx. 92.3 sq. metres (993.5 sq. feet)



FIRST FLOOR

Bedroom One
5.49m max x 4.22m max
(18'0 max x 13'10 max)

En-suite
2.06m x 1.50m
(6'9 x 4'11)

Bedroom Two
4.27m max x 2.67m max
(14'0 max x 8'9 max)

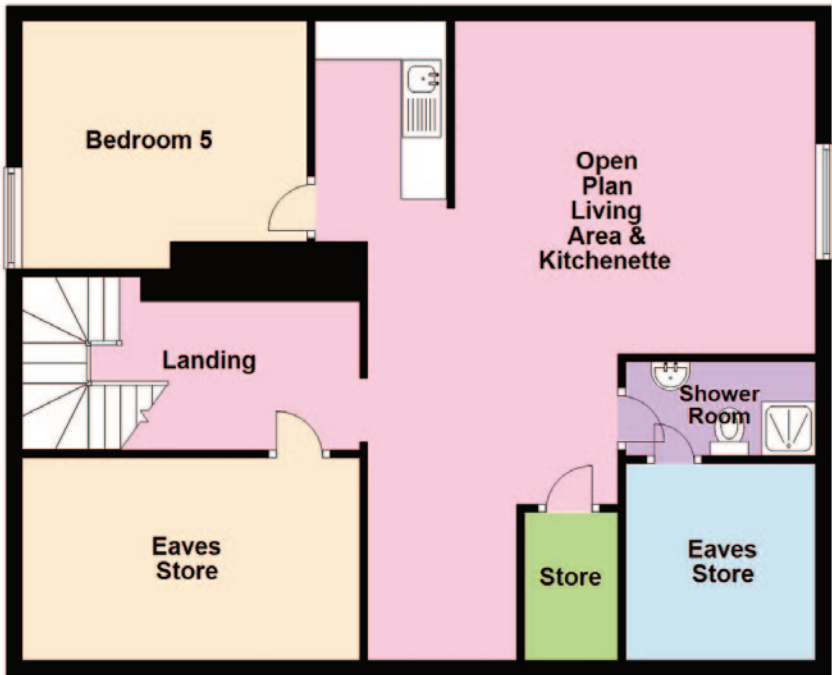
Bedroom Three
4.27m max x 2.51m max
(14'0 max x 8'3 max)

Bedroom Four
4.27m max x 2.84m max
(14'0 max x 9'4 max)

Bathroom/WC
3.35m max x 2.39m max
(11'0 max x 7'10 max)

Second Floor

Approx. 84.1 sq. metres (904.8 sq. feet)



SECOND FLOOR

Open Plan Living Area and Kitchenette
8.15m max x 6.35m max
(26'9 max x 20'10 max)

Bedroom Five
3.66m max x 3.18m max
(12'0 max x 10'5 max)

Shower Room/WC
2.36m x 1.22m
(7'9 x 4'0)

OUTSIDE

Garden
15.24m max x 11.89m max
(50'0 max x 39'0 max)

Garage
5.33m max x 4.62m max
(17'6 max x 15'2 max)

314.2 sq metres
(3381.6 sq feet)

Total
Area
(Approx)