

Wood Lane  
Nottingham NG4 4AD

A two-story house with a large wooden garage door and a paved driveway. The house features a combination of brick and wood siding. The driveway is paved with interlocking bricks. The house has a gabled roof with a red brick chimney. The front entrance is visible through a covered porch area. The overall appearance is that of a well-maintained, modern residential property.



## Freehold

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david-james.com





This immaculate and extended modern detached house, situated on an unadopted private road, provides versatile spacious family size accommodation, fitted throughout to the highest of standards and bespoke to the present vendors. The three/four exceptionally spacious bedrooms with bedroom four presently fitted as a dressing room have the benefit of an en-suite and family bathroom which are complemented by a lounge, dining room, family/games room, study, gym, kitchen and utility. Outside, there is an enclosed secure parking area, a double garage which has been converted into an office and superb landscaped low maintenance gardens. Wood Lane is one of the premier roads within the north east of Nottingham, lined with individual executive family homes. The Lane itself is



- ✓ Executive detached family home on an unadopted private road
- ✓ Four double bedrooms (bedroom four/dressing room)
- ✓ Stunning lounge with feature gas fire
- ✓ Dining room and superb family/games room/bar
- ✓ Gym/reception room over 35'0 in length
- ✓ Bespoke breakfast kitchen with separate utility
- ✓ En-suite and luxury bathroom with sauna
- ✓ Impressive entrance hall with cloakroom/WC
- ✓ Outside bar/grill and pergola with gas fire
- ✓ Double garage/office and gated block paved drive

#homeis

“Attention to detail is second to none

“A one-off “truly”

“No expense spared



close to excellent local amenities as well as being within easy commuting distance of both Nottingham city centre and open countryside.

The main entrance to the drive has a security intercom and electric sliding gate which leads to the enclosed front garden with feature brick walls and cobblestone drive providing parking for at least three cars with raised ornamental beds.

The main entrance to the property is protected by an open porch with double doors leading to a vestibule with Travertine floor which in turn extends into the entrance hall, breakfast kitchen and utility room, all with thermostatically controlled under-floor heating. There is open access to the inner hall which is the centrepiece of this glorious home with an

## Stamp Duty Rates

First time purchase

£53,750.00

Buying your next home

£53,750.00

Additional or buy to let property

£86,750.00

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

Council Tax Band

G

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 03/06/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.





Gym

Oak staircase with open balustrade leading to a gallery landing with decorative cornice, recessed downlighting as well as feature tall recessed contemporary style radiators. A hand scalloped Oak floor then extends throughout the remainder of the ground floor complemented by bespoke solid Oak skirting boards architrave, doors and plantation blinds.

There is open access to both the dining room and exceptionally spacious lounge which has three sets of French doors which overlook and lead to the landscaped rear garden and incorporate both plantation and black-out blinds. A bespoke recessed fireplace incorporates a stainless steel basket with open living flame burning coal effect gas fire with marble surround and raised hearth. At the



Dining Room



Hall/Dining Room



Hall/Dining Room



Dining Room



Family/Games Room/Bar

end of the lounge is a 65" Bang & Olufsen wall mounted television with surround sound home entertainment system and Oak display shelving to either side with display lighting. The decorative ceiling incorporates recessed downlighting and there are further tall recessed contemporary style radiators.

The impressive dining room has Travertine tiles inlaid within the hand sculpted Oak floor, two side windows, contemporary style radiators and a ceiling with decorative cornice.

The large L-shape family/games room has dual aspect windows to both the front and side. There is a seating area as well as a fully fitted Oak bar incorporating mirrors, glass shelving, glazed cabinets, space for wine coolers and a Corian worktop. In the games area there is room for a full size pool table as well as a facility for a wall mounted TV. Again there is contemporary style radiators and a ceiling with decorative cornice.

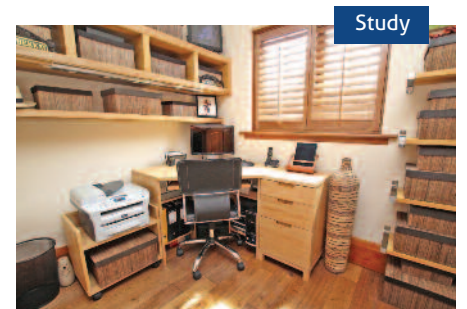
A gym has been extended to provide space for every piece of equipment you would require. Again there are contemporary style radiators, mirrored walls, ceilings with decorative cornice as well as recessed downlighting. There is the facility for a wall mounted TV and French doors which have both plantation



Family/Games Room/Bar



Family/Games Room/Bar



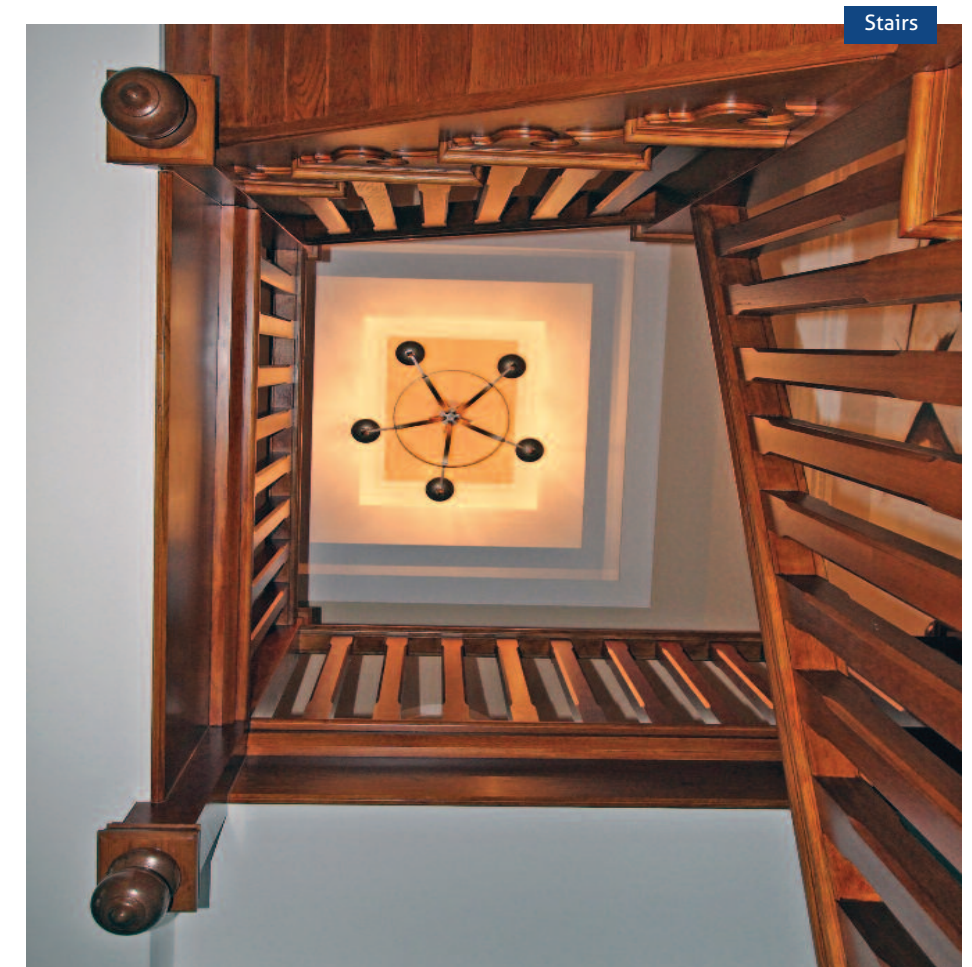
Study





Breakfast Kitchen

with a bank of tower units incorporating two electric fan assisted ovens with warming drawers, two combination microwave ovens, a steam oven and cafetiere machine. A further bank of tower units incorporates both an integrated fridge and separate freezer, two AEG wine coolers as well as a TV. Integrated within the granite worktops is a four ring ceramic halogen hob with a glass and stainless steel extractor above. There is also an integrated dishwasher and zip tap providing both hot and filtered chilled water. Additional features include tall pull-out larder units, wine rack, pan drawers and breakfast bars. There are dual aspect windows, a door provides access. A ceiling with recessed lighting and a decorative cornice extends into the utility room which has the same quality range of units with solid French



Stairs



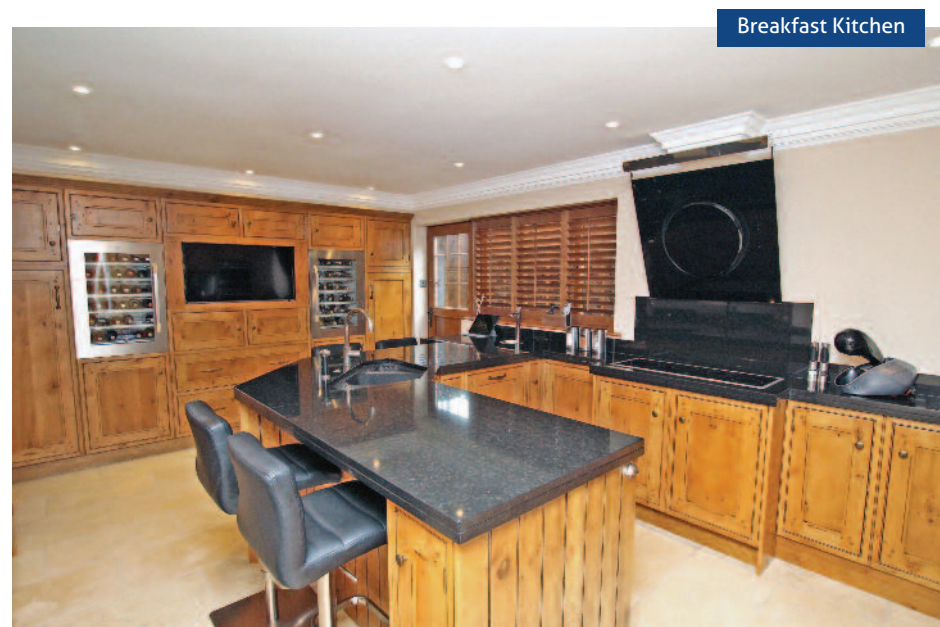
Kitchen Appliances



Kitchen Appliances



Utility

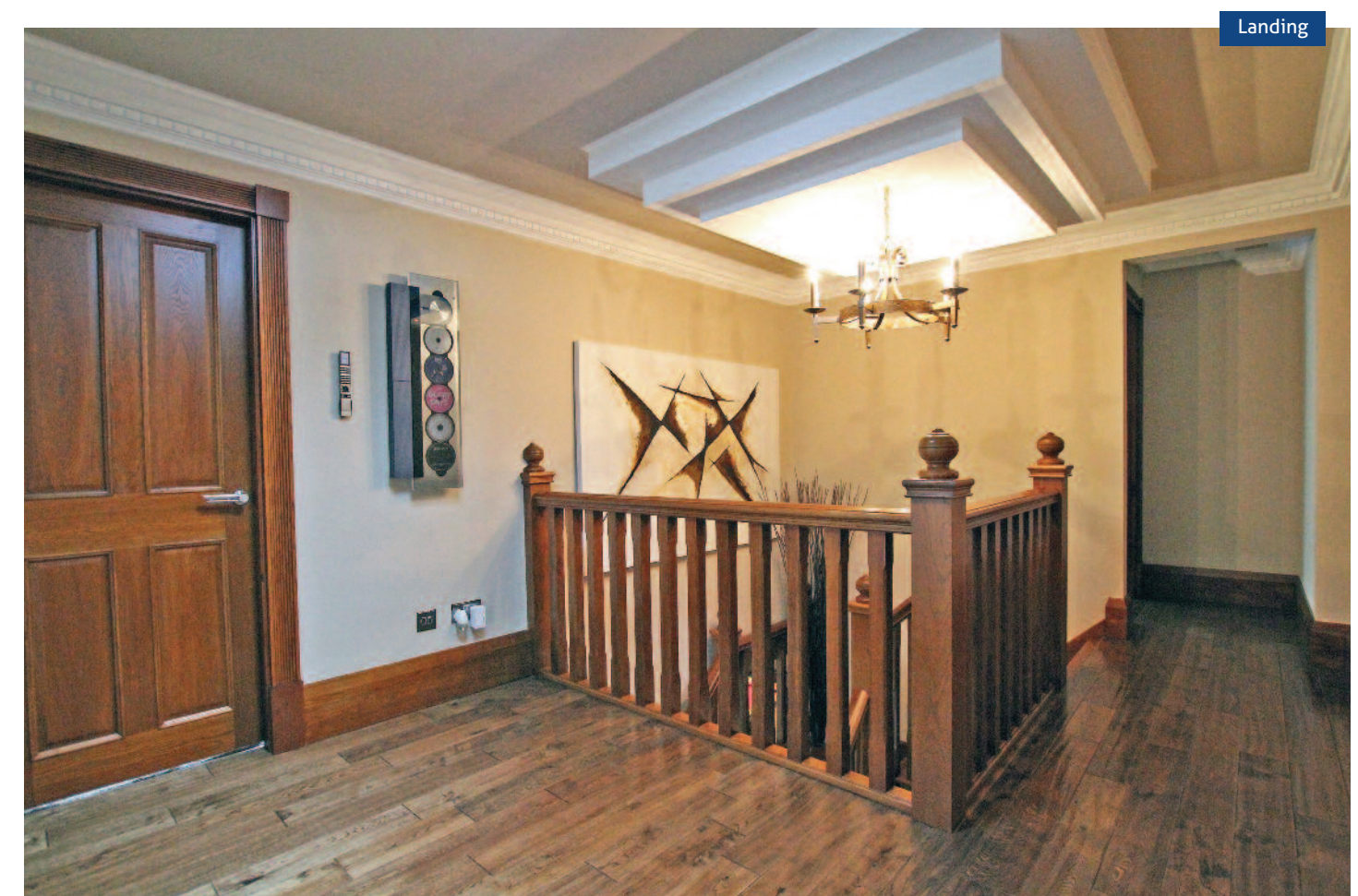


Breakfast Kitchen

and black-out blinds overlook and provide access to the rear garden.

Adjacent to the gym is a study with window to the side elevation and a cloakroom/WC which includes contemporary style dual flush WC and washbasin set on a glass plinth with chrome towel rail. There is a Travertine tiled floor, tall contemporary style radiator, decorative cornice and an extractor fan.

A bespoke breakfast kitchen has an additional range of base and eye level units with solid French Oak panelled doors as well as double thickness granite tops with upstands, inlaid drainer and inset composite black granite resin sink with one and a half bowl, mixer tap and separate retractable hose. There is a full range of integrated Siemens appliances

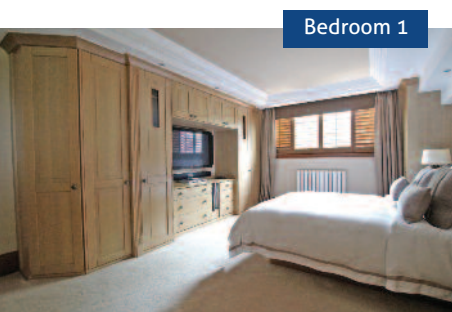


Landing



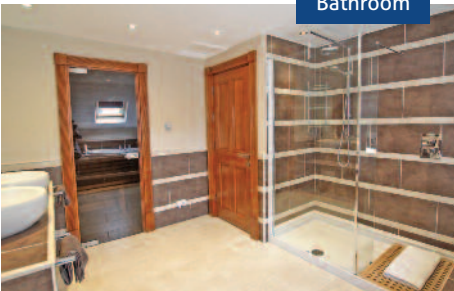
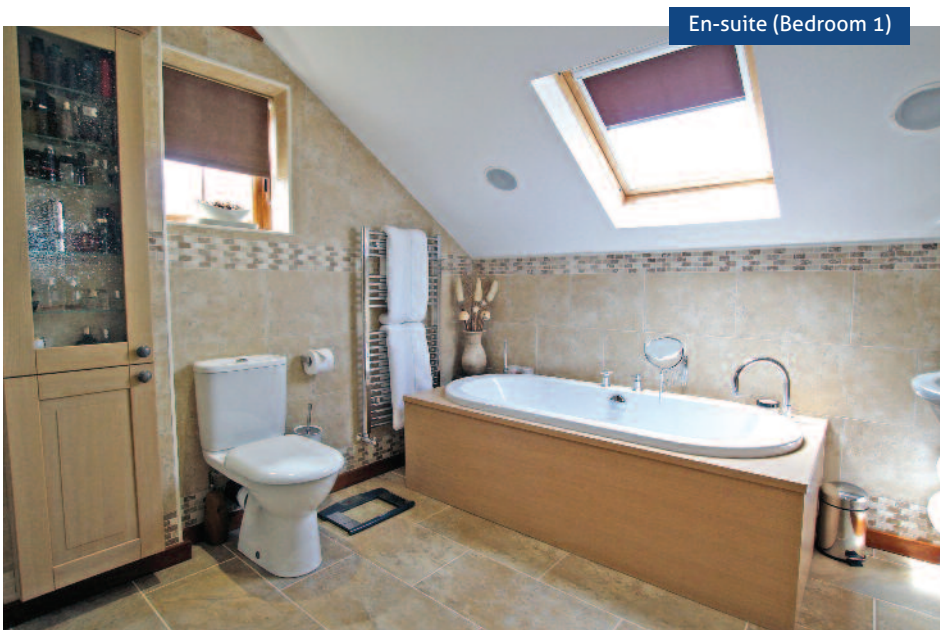
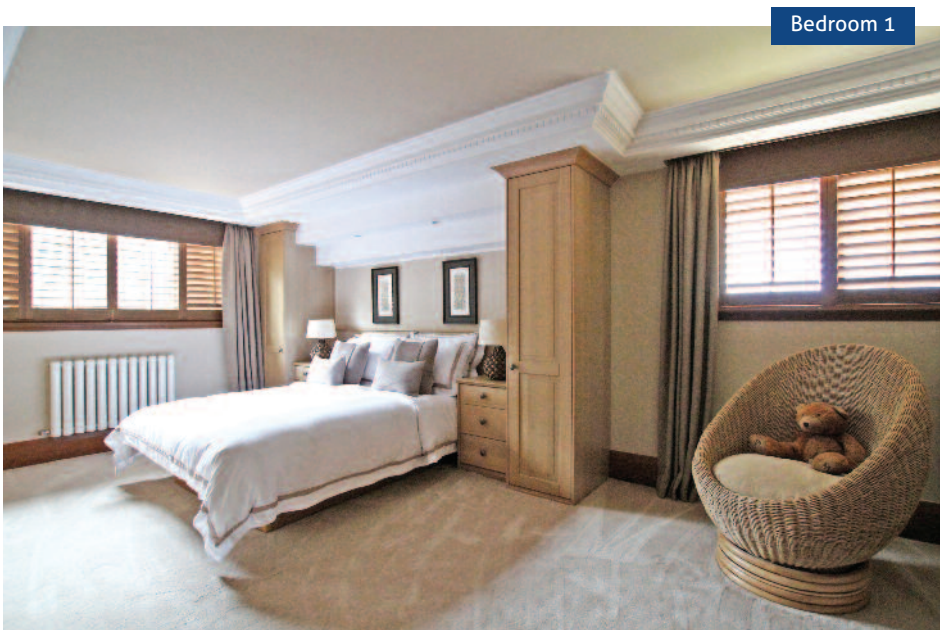
Oak doors, granite worktops with upstands and granite resin sink with mixer tap incorporating hose. There is an integrated automatic washing machine and space for a tumble dryer.

The first floor is just as impressive as the ground, again incorporating hand scalloped Oak floors, bespoke Oak



skirting boards and architraves as well as decorative ceilings with cornice, windows with plantation blinds and contemporary style radiators throughout.

The galleried landing is the centrepiece on the first floor incorporating a sun well. There are Solid Oak panelled doors providing access to all the bedrooms, dressing room and the luxuriously



appointed and spacious family bathroom which has a superb five piece white contemporary white suite, complemented by a porcelain tiled floor with thermostatically controlled under-floor heating and porcelain tiled walls incorporating Travertine border. The focal point is an air bath with adjustable shower piece set within a raised, stepped tiled surround which incorporates an inlaid TV. A walk-in shower cubicle has a glazed screen and plumbed-in mains pressure chrome shower with fixed rainwater showerhead and adjustable shower piece. Twin circular bowls with mixer taps are set on a raised, porcelain tiled plinth with mirror above and finally, there is a floating dual flush WC. Additional features include two tall contemporary style chrome towel radiators, recessed downlighting and





Bedroom 2

doors. There is a further matching tall Limed Oak storage/display cabinet with shelving and a double ended bath is set within a Limed Oak surround with centre tap which also has an adjustable shower piece. A double width shower cubicle has a plumbed-in mains pressure shower and a dual flush WC completes the suite. A window and Velux skylight window with retractable blind provides additional light as well as the recessed downlighting. Additional features include a tall heated chrome towel radiator, inlaid speakers and inlaid TV.

The adjoining dressing room has Oak panelled doors leading to both the en-suite and gallery landing and could be easily used as a fourth double bedroom with a part vaulted ceiling with three Velux sealed unit double glazed skylight



Pergola



Bedroom 3



Bedroom 2

inlaid speakers. A skylight window with retractable blind provides natural light and a glazed door leads to the Pine clad sauna with seating, thermostats and recessed LED lighting.

The master bedroom suite is luxuriously carpeted and fitted with a quality range of bedroom furniture with solid Limed Oak panelled doors incorporating wardrobes, drawers, bedside cabinets and bridging units. There is the facility for a wall mounted TV and dual aspect windows. The adjoining en-suite bathroom has a modern five piece white suite complemented by a porcelain tiled floor with under-floor heating and porcelain tiled walls with Travertine border. A vanity unit incorporates two countersink washbasins set within a granite top with storage cupboards beneath with solid Limed Oak panelled



Pergola/Patio Area



Pergola



Pergola



Patio Area



Pergola/Patio Area



Outside Lounge





Bar Grill

which has recessed downlighting, tiled roof and electric sun blinds connected to all four sides. The garden would not be complete for entertaining without its purpose brick built outdoor kitchen with roof, granite tops, shelving, stainless steel circular bowl with mixer tap, fixed barbecue and breakfast bar. The garden has ample space for seating areas, external power points and garden lighting situated within the trees.

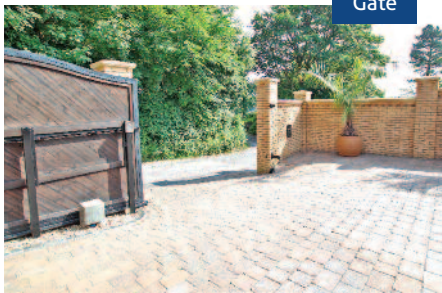
To summarise this is a superb home, ideal for a family that loves to entertain and all set within a premier location. The attention to detail within the home and gardens is second to none and words within this detailed description will never do it justice.



Parking



Front



Gate



Gate



Garden

windows. The room is fully fitted with shoe racks, drawers, shelving and hanging rails. The room also has a continuation of the hand scalloped Oak floor which extends through from the landing.

Bedrooms two and three are both good size double rooms.

The property benefits from combination gas central heating, UPVC sealed unit double glazed windows and doors, the reassurance of a burglar alarm system and the low maintenance associated with PVC fascia and soffit boards.

The double garage which still retains its electric remote control up and over garage door has been insulated and is presently being used as an office with a range of wall mounted Oak storage cupboards and shelving.

Outside there is access down both sides of the property to the amazing, landscaped low maintenance rear garden which is block paved, flanked by raised beds with manicured ornamental shrubs incorporating palm trees. The focal point is a raised stone patio with outdoor living room which incorporates a brick built fireplace with open living flame burning coal effect gas fire which has the facility for a wall mounted outdoor TV above, all protected by an amazing Oak pergola



Bar Grill



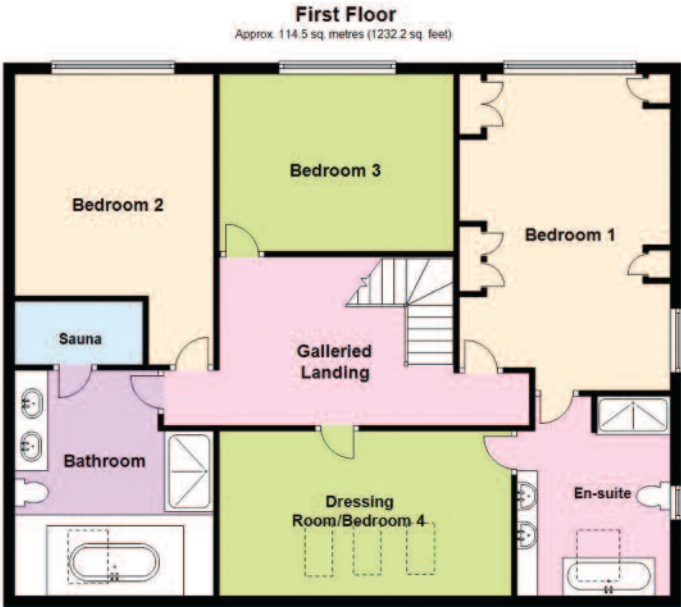
Patio Area



Parking



# Property floor plan



334.1 sq metres  
(3595.8 sq feet)

Total  
Area  
(Approx)

# Measurements

## GROUND FLOOR

### Entrance Hall

6.60m max x 6.30m max  
(21'8 max x 20'8 max)

### Cloakroom/WC

1.75m x 1.37m  
(5'9 x 4'6)

### Lounge

8.97m x 4.24m  
(29'5 x 13'11)

### Dining Room

4.78m x 3.66m  
(15'8 x 12'0)

### Family/Games Room/Bar

6.50m max x 6.15m max  
(21'4 max x 20'2 max)

### Study

2.39m x 1.88m  
(7'10 x 6'2)

### Gym

10.67m max x 3.20m max  
(35'0 max x 10'6 max)

## Breakfast Kitchen

7.85m max x 3.58m max  
(25'9 max x 11'9 max)

## Utility

2.39m x 1.88m  
(7'10 x 6'2)

## Office/Double Garage

6.10m x 5.33m  
(20'0 x 17'6)

## FIRST FLOOR

### Bedroom One

5.77m x 3.81m  
(18'11 x 12'6)

### En-suite

3.68m x 2.79m  
(12'1 x 9'2)

### Bedroom Two

5.36m max x 3.66m max  
(17'7 max x 12'0 max)

## Bedroom Three

4.39m x 3.30m  
(14'5 x 10'10)

## Bedroom Four/Dressing Room

5.23m max x 2.97m max  
(17'2 max x 9'9 max)

## Bathroom/WC with Sauna

4.09m max x 3.33m max  
(13'5 max x 10'11 max)

# How to get there

Proceed away from the centre of Gedling Village and Church along Arnold Lane, over the mini island onto Main Road and then left onto Wood Lane where the property will be found on the left hand side (there is no '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

