

9 Wood Lane
Nottingham NG4 4AD

A photograph of a single-story brick house with a large white-framed glass extension on the right side. The house is surrounded by a green lawn and large, rounded hedges. The sky is clear blue.

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Kitchen Area

This superb, deceptively spacious chalet style detached bungalow offers versatile family size accommodation, which has been extended and tastefully refurbished throughout. The four bedrooms, dressing room, en-suite, shower room and a family bathroom are complemented by a lounge, conservatory, an extended dining kitchen with the "wow factor" and an impressive entrance hall with gallery landing. The property stands within established lawned gardens with a private drive accessed via Waterhouse Lane leading to the rear of the property, where there is off street parking and a detached garage. Wood Lane, Gedling Village is a premiere location, renowned for exclusive executive homes, all ideally placed to take advantage of the excellent local amenities as well as being within easy



Dining Kitchen

- ✓ Extended & refurbished chalet style detached bungalow
- ✓ Versatile four bedroom family sized accommodation
- ✓ Master bedroom with dressing room and en-suite shower
- ✓ Lounge and conservatory
- ✓ Superb dining kitchen with integrated appliances
- ✓ Dining area with vaulted ceiling and French doors
- ✓ Modern family bathroom and separate shower room
- ✓ Impressive entrance hall with galleried landing
- ✓ Detached garage and additional parking
- ✓ Established lawned gardens



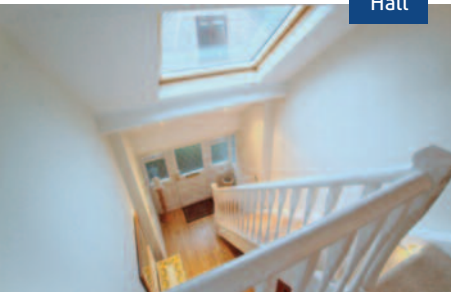
Kitchen Area



Front



Conservatory



Hall



Dining Area



Bathroom

commuting distance of both the city centre and open countryside.

The main entrance is situated at the side of the property with leaded opaque UPVC sealed unit double glazed panelled door giving access to the spacious entrance hall which is an impressive introduction to this home with a staircase with open balustrade leading to a gallery landing. An Oak effect laminate floor provides low maintenance and a vaulted ceiling with large skylight window provides ample light in addition to the recessed halogen downlighting. Oak panelled doors provide access to bedrooms one and two as well as the family bathroom. Feature Oak glazed panelled doors give access to the kitchen and lounge which both overlook the front elevation with the lounge having a feature bow window with deep display sill. The room is well presented with a low maintenance Amtico floor, contemporary radiator and coving to the ceiling. The focal point is a wall mounted electric fire.

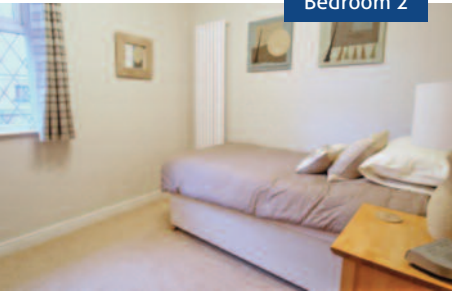
Oak glazed panelled bi-fold doors provide separate but adjoining access to the extended kitchen which includes a dining area providing the "wow factor" for this home. There is a high vaulted ceiling with two skylight windows and full height gable end window

Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£5,000.00-£6,250.00	£10,000.00-£11,250.00	£22,000.00-£24,000.00
For more information visit http://www.david-james.com/stampduty		

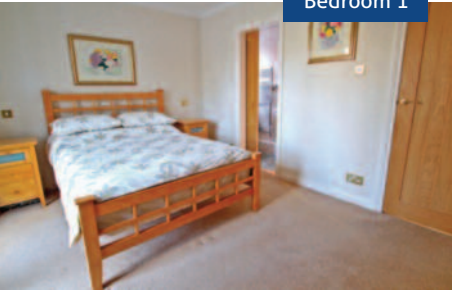
Council Tax Band
E

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 03/12/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

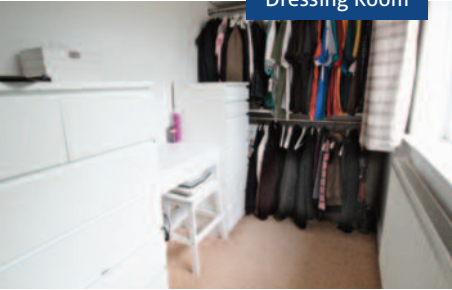
incorporating French doors leading to the established lawned front garden. A Quartz tiled floor extends into the refitted kitchen which has a quality range of base and eye level units finished in both white and Walnut incorporating matching white Quartz worktops with inlaid drainer and inset stainless steel one and a half bowls with mixer tap and chrome hot tap providing both filtered cold and boiling water. A quality range of integrated appliances includes a tower unit with eye level electric fan assisted oven and grill with warming drawer beneath. There is a four ring gas on glass hob, dishwasher, washing machine and tower unit with fridge and freezer. Additional features include a peninsula breakfast bar, recessed LED lighting and both over-cupboard and under-cupboard lighting. There are tall contemporary



Bedroom 2



Bedroom 1

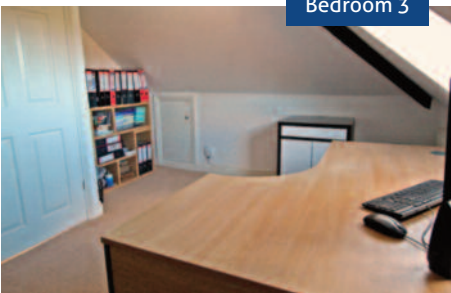


Dressing Room

style radiators to both the kitchen and dining area and a glazed panelled door overlooks and leads to the side elevation. The master bedroom suite incorporates a dressing room, en-suite and double French doors leading to the conservatory. The double bedroom itself has coving to the ceiling and a tall contemporary style radiator incorporating full height vanity



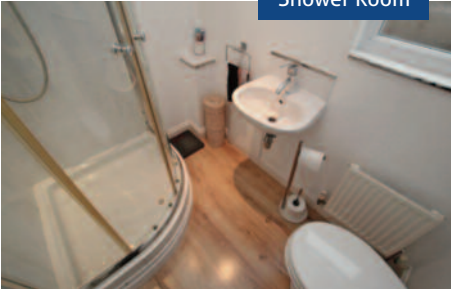
Lounge



Bedroom 3



Bedroom 4



Shower Room

mirror. Oak panelled doors give access to the walk-in dressing room which has both a window and recessed LED downlighting. The en-suite shower room has a three piece white suite which incorporates a WC, washbasin set within a vanity unit and shower cubicle with folding door and plumbed-in mains pressure shower. The tiling complements the suite and there is the benefit of a tall heated chrome towel radiator and an opaque window providing natural light in addition to the recessed downlighting which incorporates an extractor fan.

The UPVC sealed unit double glazed conservatory is set on a brick built base and has leaded lights, polycarbonate roof and French doors overlooking and leading to the rear garden. A ceramic tile floor provides low maintenance.

Bedroom two is a further double room overlooking the side elevation, again with a tall contemporary style radiator and coving to the ceiling.

The family bathroom is fitted with a four piece white suite which includes a dual flush WC, pedestal washbasin, panelled bath and separate shower cubicle with folding glazed door and plumbed-in mains pressure shower. The tiled floor and walls complement the suite and an opaque window provides natural light in



Bedroom 1



En-suite

addition to the recessed downlighting which again incorporates an extractor fan.

Bedrooms three and four are located on the first floor, situated off a gallery landing which also leads to a shower room, which has a three piece white suite which includes a wall mounted washbasin, WC with concealed dual flush cistern and a shower cubicle with plumbed-in mains pressure shower. An opaque window provides natural light and there is the benefit of downlighting, tiled splashbacks and an extractor fan.

Bedroom three has a feature vaulted ceiling incorporating dormer window overlooking the rear garden and is presently being used as a study. Bedroom four also has a vaulted ceiling with two Velux skylight windows incorporating retractable blinds. Both bedrooms have access to storage within the eaves.

The property benefits from combination gas central heating and UPVC sealed unit double glazed windows and doors.

Outside, a private road accessed off Waterhouse Lane leads to the rear of the property where an electric remote control sliding gate gives access to a tarmac drive providing off street parking for at least four cars as well as access to a good size detached concrete sectional garage with



power and lighting. The property stands back away from the road, enjoying an elevated position and an established lawned front garden with a block paved seating area. There is access down both sides of the property to the rear garden which is also of an additional size with lawn, established borders and block paved patio.

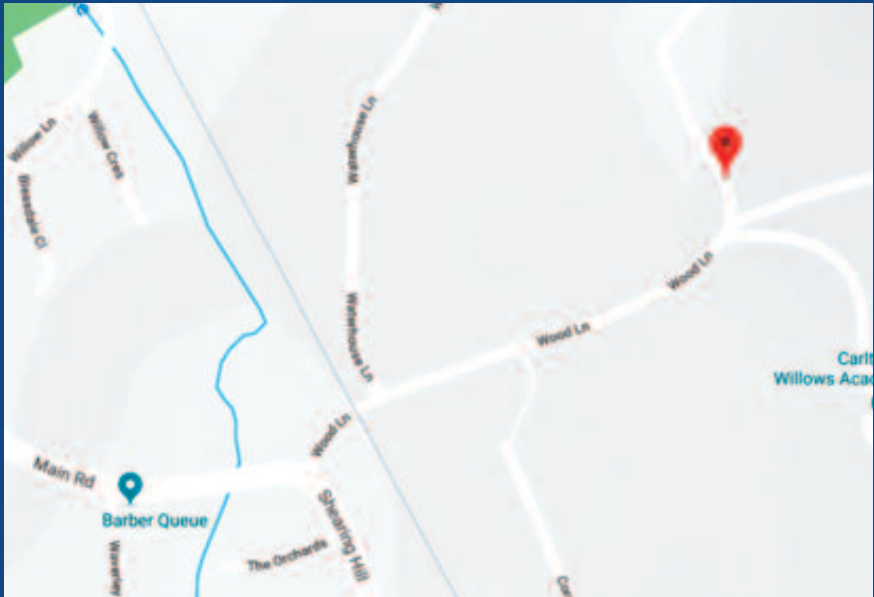
To summarise, this superb family home has to be viewed to fully appreciate the quality and versatility of the accommodation on offer as well as its gardens, all situated within this highly sought after residential location.



How to get there

Proceed away from Mapperley down Arnold Lane into Gedling Village and passing the Church on the left hand side. Proceed over the mini island onto Main Road and then turn left onto Wood Lane where the property can be found on the left hand side, not easily seen from the road. (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



Property floor plan & measurements



GROUND FLOOR

Entrance Hall

4.65m max x 3.81m max (15'3 max x 12'6 max)

Lounge

4.11m x 3.84m (13'6 x 12'7)

Kitchen and Dining Area

8.56m max x 3.66m max (28'1 max x 12'0 max)

Conservatory

3.28m max x 2.74m max (10'9 max x 9'0 max)

Bedroom One

3.91m x 3.05m (12'10 x 9'11)

Dressing Room

2.74m x 1.57m (9'0 x 5'2)

En-suite Shower Room

2.72m x 0.89m (8'11 x 2'11)

Bedroom Two

3.05m x 2.74m (10'0 x 9'0)

Family Bathroom/WC

2.69m max x 1.96m max (8'10 max x 6'5 max)

FIRST FLOOR

Bedroom Three

3.66m max x 3.28m max (12'0 max x 10'9 max)

Bedroom Four

3.48m x 2.41m (11'5 x 7'11)

Shower Room/WC

1.88m x 1.42m (6'2 x 4'8)

OUTSIDE

Garage

6.71m x 2.82m (22'0 x 9'3)

129.1 sq metres
(1389.6 sq feet)

Total
Area
(Approx)