

Friday Lane
Nottingham NG4 3LB

A large, well-maintained garden with a brick house. The house features a brown tiled roof with three skylights and a large glass-paned extension on the left. A climbing plant with white flowers covers a section of the brick wall. The garden includes a paved patio area with three green benches, a circular brick planter with grass, and several large potted plants. The foreground is filled with lush green foliage and large agave-like plants. The background shows a tall green hedge and a neighboring house under a blue sky with light clouds.

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Lounge

This is a substantial detached family home which was individually designed by Henry Mein Architects and constructed in 1981. The accommodation has been latterly expanded and now provides ample and versatile ground floor family living accommodation, with four bedrooms set to the first floor. The property is set within a secluded plot, situated to the end of Friday Lane with ample gardens to two elevations and is approached by a long driveway via a gated access providing ample off road parking for numerous vehicles which also leads to a double garage. We think the property would be perfect for the family market, given its secluded location, yet close proximity to local amenities and bus routes and we would urge an internal inspection as we believe it essential to appreciate the scope of the accommodation on offer.



Sitting Room

- ✓ Spacious and versatile family home, sold with no upward chain
- ✓ Spacious lounge with feature fireplace and picture window
- ✓ Sitting room, dining room with French doors
- ✓ Stylish timber framed conservatory with French doors
- ✓ Dining kitchen with integrated appliances, utility room
- ✓ Family room with adjoining home office/gym
- ✓ Master bedroom with en-suite shower room/WC
- ✓ Galleried landing, bathroom/ WC with separate shower
- ✓ Gas central heating, double glazing, alarm system
- ✓ Ample parking and double garage, attractive mature gardens

#homeis *Individually built and architecturally designed as a family home*

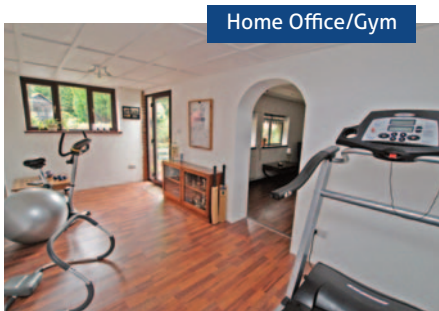
Versatile accommodation *Secluded location, yet close to amenities*



Lounge



Entrance Hall



Home Office/Gym

You enter the accommodation to the front elevation where a panelled entrance door with glazed side panels leads to an entrance porch which has quarry tile flooring flowing throughout. There is a storage cupboard and a door providing access to the family room whilst an internal glazed door leads to an inner lobby with internal glazed windows to the conservatory and patio door to the sitting room. A further part glazed panelled door with side window in turn provides access to the entrance hall.



Family Room

The entrance hall sets a fantastic first impression to the home and is central to the ground floor accommodation, having a staircase with open balustrade and turned spindles providing access to the first floor. From the hallway space glazed double doors lead to the living room. Further glazed doors lead to the sitting room and dining room, a panelled door leads to the ground floor WC and an archway with an exposed brick elevation leads to the dining kitchen.

As you enter into the lounge two steps lead down to the main lounge area with the focal point of the room being the fireplace with exposed brick surround and elevated chimney breast with tiled hearth. The lounge is a good size space having a timber panelled ceiling and wall

Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£17,500.00-£18,750.00	£17,500.00-£18,750.00	£34,000.00-£36,000.00
For more information visit http://www.david-james.com/stampduty		

Council Tax Band **F**

The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 12/08/2018 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.



Dining Kitchen

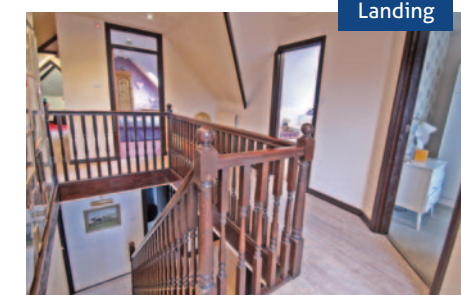
The kitchen has been fitted with a range of panelled base and eye level units with rolled edge work surfaces and a one and a half bowl stainless steel sink and drainer unit with mixer tap. To the corner elevation is a feature four ring electric hob with concealed extractor set to a tiled hood and the kitchen also comes with the benefit of an integrated oven with grill, integrated fridge and integrated dishwasher. There is Pine panelling to the ceiling with feature spotlights and the kitchen also has a tiled floor and space for a good size dining table. A picture window from the kitchen sink overlooks the side elevation and a part glazed panelled door in turn provides access to the utility room.

The utility has a work surface with stainless steel sink and drainer unit with open shelving and further storage cupboards. The tiled floor continues from the kitchen space and there is also a Pine panelled ceiling with a window to one side elevation and a part glazed stable style door providing access to the opposite side elevation.

A more recent addition to the property is the family room and adjoining home office/gym, originally built with the intention of potentially providing annex



En-suite



Landing



Bedroom 1



Dining Kitchen



Conservatory

mounted display cabinet and a picture window with glazed double doors overlooks the side elevation and garden pond. To the opposite elevation an internal window and glazed patio doors provide access to the conservatory.

The conservatory is double glazed and of timber construction with a vaulted polycarbonate roof and there are spotlights set to a pelmet to three elevations. There is timber flooring, a radiator and exposed brick surround to two elevations and a feature box bay with double doors leads to the garden space.

The sitting room is a good size second reception room having a window to the rear elevation with panelled ceiling and spotlights to one elevation.

The ground floor WC has a WC and washbasin with a Pine panelled ceiling and opaque window to the rear of the property whilst a door provides access to a handy cloaks storage cupboard.

The dining room has space for a good size dining table and there is a beamed detail to the ceiling with directional spotlights and a feature opening to the kitchen space. To one elevation is an inset terracotta wine rack and a tilt and slide patio door overlooks and provides access to a side decked area.



Dining Room



Bedroom 1

space and which now provides two further versatile reception areas to the property. This space could be used as independent living space if required and has potential for further conversion to home office or therapy space for someone looking to operate a home business.

You enter from the entrance porch to the family room which has laminate flooring, a suspended ceiling with spotlights and two windows to the side elevation overlooking the garden. A small step provides access to an archway which in turn leads to the gym/office space with windows to both side elevations and glazed door with side window overlooking and providing access to a side patio. The laminate flooring from the family room flows through into this space.

As you ascend the stairs to the first floor you reach a central galleried landing space with open balustrade and turned spindles providing a feature detail. A skylight window with fitted blind overlooks the side elevation and there are spotlights to this space with panelled doors leading to all four bedrooms and the bathroom.



Bedroom 3

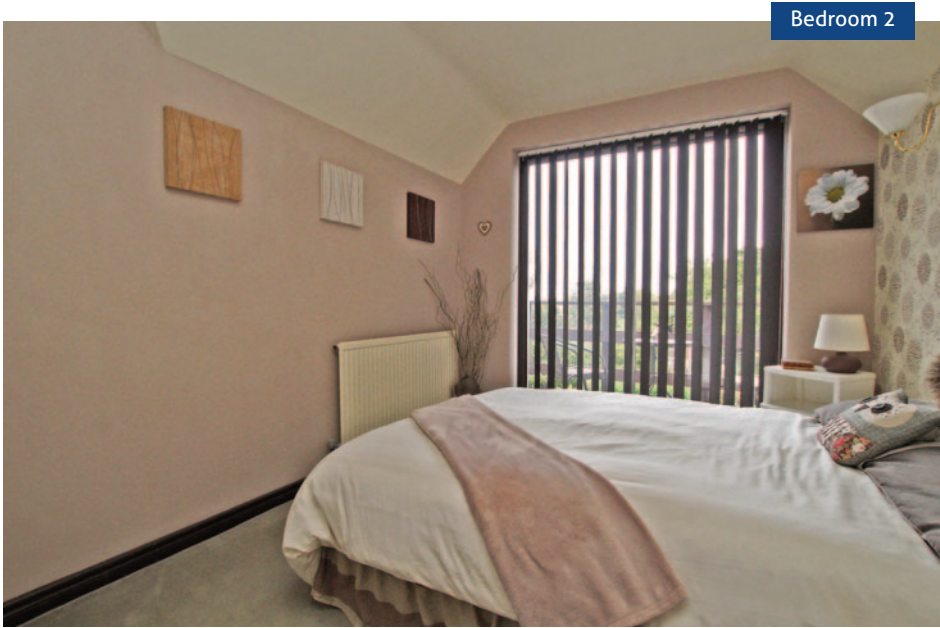


Balcony

The master bedroom has been fitted with a range of bedroom furniture to include fitted wardrobes with part glazed panelled doors and mirrored sliding doors. There is an open corner display unit and built-in chests of drawers and bedside tables and a dressing table with kneehole with chests of drawers set to



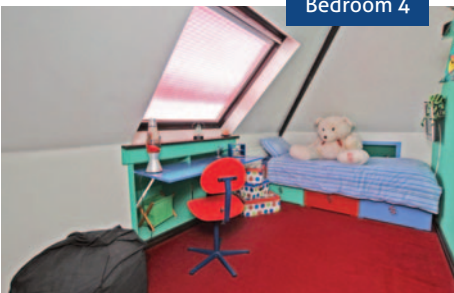
Conservatory



Bedroom 2



Bathroom



Bedroom 4



Bedroom 4

either side. The master bedroom has a range of spotlights and skylight windows with fitted blinds to the side elevation overlooking the garden with views of All Hallows Church to the distance. From the bedroom space an archway in turn leads to the en-suite shower room which has a fully tiled shower enclosure with glazed door and mains pressure shower. There is also a washbasin set to a vanity unit with storage cupboards beneath and a WC with Karndean flooring and a skylight window with fitted blind to the side elevation.

Double bedroom two has a patio door which in turn leads to a raised balcony with timber balustrade which overlooks the surrounding area and is in the perfect position to take advantage of morning sunlight.

Double bedroom three has two skylight windows with fitted blinds overlooking the front elevation.

You enter bedroom four to a small corridor with fitted storage to the left hand side with a further doorway providing access to the bedroom space which has feature vaulted ceiling and a large skylight window with fitted blind overlooking the side garden with a view of All Hallows Church. The bedroom has a fitted cabin bed and low level storage with display shelf and a fitted fold-down desk with shelving making it perfect for a younger member of the family.

The bathroom is well proportioned and has a good size cast iron bath with timber panelling, a shower enclosure with sliding glazed door and mains pressure shower. There is a washbasin set to a vanity unit with storage cupboards beneath and chest of drawers to the side



Patio Area

borders and trees to include fruit trees. Three steps separate the two garden areas and to the corner of the raised garden area there is a summer house with mains power and a further seating space with slate chippings. The garden also benefits from a private tree-lined aspect.

From the front entrance area a block paved pathway sweeps around the side of the property and in turn to a further garden space set to the left hand elevation. This area is characterised by an established pond with water feature and rockery border with a raised decked area to one elevation and steps in turn leading to a further decked seating area also accessed from the dining room. To the rear of the decked area there is a small lawned area with established shrubs.



Pond



Driveway



Decking



Front



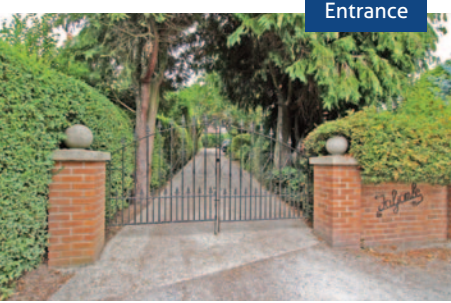
Garden



Patio Area

and a further WC. There is a mixture of panelling and tiling to most walls with a panelled ceiling with spotlights and an opaque window to the rear elevation.

Outside, the property is accessed via Friday Lane where gates lead to a tree-lined driveway which provides ample parking and which in turn sweeps around to the right hand side to provide a further driveway space and access to a double garage via an up and over door.



Entrance

The property benefits from gas central heating, sealed unit double glazing throughout and an alarm system for added security. To the first floor there is a secondary pumping system which provides hot water within five seconds. Externally there are also PVC fascia and soffit boards for ease of maintenance.

In conclusion, we strongly feel this property warrants an internal viewing if

you are looking for substantial and versatile accommodation for a family environment and yet seek an ample secluded and mature external environment, yet close to amenities.



Garden

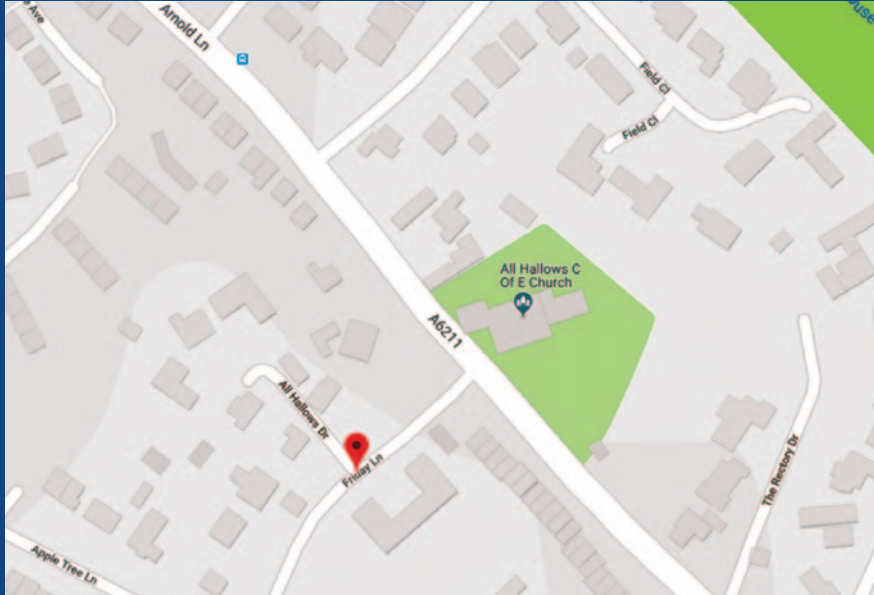
The garden is separated from the driveway space by a mixture of planting and conifer hedgerow with three steps with carriage courtesy lights to either side leading to a block paved pathway which in turn weaves around to both a patio area which serves the conservatory and in turn the front entrance door. The block paved patio sweeps further to the side of the property to provide a further seating space with feature brick built water feature and in turn leads to the glazed door to the home office/gym. The patio areas are served by a mixture of spotlights set to the eaves of the building and a period style street light set to the front entrance area.

The main garden space is split on two levels and is predominantly lawned with a mixture of established planting set to

How to get there

Proceeding along Arnold Lane into Gedling Village, as you approach All Hallows Church turn right into Friday Lane where the property can be found as the last property on the right hand side at the end of the road.

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

Ground Floor
Approx. 162.3 sq. metres (1747.1 sq. feet)



GROUND FLOOR

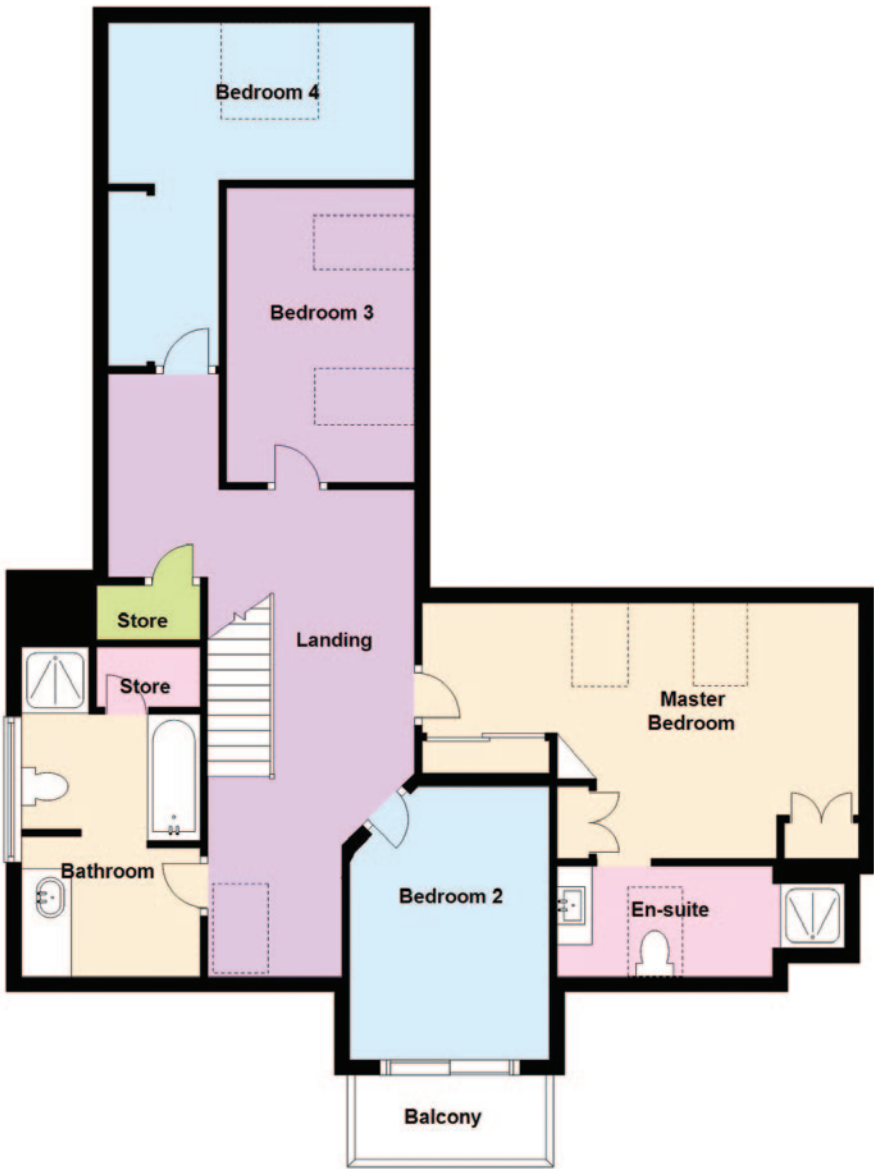
- Entrance Hall
3.91m x 3.78m (12'9 x 12'4)
- Living Room
7.04m x 4.86m (23'1 x 15'11)
- Sitting Room
3.73m x 4.21m (12'3 x 13'10)

- Dining Room
4.77m x 3.00m (15'8 x 9'10)
- Family Room
3.25m x 4.76m (10'8 x 15'7)
- Home Office/Gym
5.86m x 2.47m (19'3 x 8'1)
- Breakfast Kitchen
5.08m x 4.30m (16'8 x 14'1)

- Utility
2.75m x 1.57m (9'0 x 5'2)
- Conservatory
4.79m x 4.35m (15'8 x 14'3)
- WC
2.34m x 1.83m (7'8 x 6'0)

Property floor plan & measurements - first floor

First Floor
Approx. 90.5 sq. metres (974.3 sq. feet)



FIRST FLOOR

- Bedroom One
3.51m x 5.82m (11'6 x 19'1)
- En-suite
3.99m x 1.52m (13'1 x 5'0)
- Bedroom Two
4.02m x 2.68m (13'2 x 8'10)

- Balcony
1.24m x 2.52m (4'1 x 8'3)
- Bedroom Three
3.94m x 2.77m (12'11 x 9'1)
- Bedroom Four
2.16m x 4.27m (7'1 x 14'0)

- Bathroom
2.38m x 2m (7'9 x 6'6)

253.3 sq metres
(2726.7 sq feet)

Total
Area
(Approx)