

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 37C WATERHOUSE LANE, GEDLING

NOTTINGHAM, NG4 4BP

PRICE GUIDE £565,000



# 37C WATERHOUSE LANE

GEDLING, NOTTINGHAM, NG4 4BP

**PRICE GUIDE £565,000**



A beautifully presented, substantial detached residence, offering a versatile range of accommodation layouts with up to five bedrooms and three bath/shower rooms. The property is not only located on one of the villages most sought after roads; it also sits proudly behind electric gates at the head of a private driveway that serves just four properties. Whilst the property enjoys this private location it is very well placed to access the extensive range of amenities the wider area has to offer. Popular schools, for children of all ages, are within walking distance, there are recreational facilities for the whole family, nearby public transport links and a great range of shops just a short commute away. In brief the double glazed and centrally heated, spacious, accommodation comprises open entrance porch, large reception hallway with cloaks cupboards and walk in storage cupboard, formal sitting room with doors out to the rear garden, snug/ bedroom five, and a beautiful dining kitchen with a range of appliances and a central island. There is separate utility room and bedroom four has access to the ground floor shower room with WC. The shower room also has 'Jack & Jill' access to the reception hallway and finally the study/home office completes the ground floor accommodation. A 'dog leg' staircase leads up to the first floor landing which has natural light provided by a double glazed roof window; there are also storage cupboards and a large walk in store. Bedroom one has a range of built in wardrobes, dressing area and separate en-suite bathroom. There are two further double bedrooms and where there are built in wardrobes they benefit from having integral lighting. The family bathroom completes the first floor accommodation. To the outside the property sits at the head of a private driveway at the end of Waterhouse Lane. Electric gates open to a block paved driveway that provides off road parking and access to the garage which also has a useful store room within it

### Open Entrance Porch

### Reception Hallway

26'3" x 4'8" widening to 10'8" (8.00 x 1.42 widening to 3.25)

### Shower Room

11'1" x 5'1" (3.38 x 1.55)

This room is a 'Jack & Jill' style shower room with access from the reception hallway and the neighbouring bedroom.

### Bedroom Four

12'5" x 10'1" (3.78 x 3.07)

### Snug/Bedroom Five

13'3" x 11'5" (4.04 x 3.48)

### Study/Home Office

10'1" x 7'8" (3.07 x 2.34)

### Sitting Room

21'0" x 16'4" (6.40 x 4.98)

### Dining Kitchen

19'1" x 14'9" (5.82 x 4.50 (5.81 x 4.49))

### Utility Room

10'0" x 5'4" (3.05 x 1.63)

### First Floor Landing

### Bedroom One

13'0" x 10'6" (3.96 x 3.20)

### En Suite

7'10" x 5'7" (2.39 x 1.70)

### Bedroom Two

16'4" x 9'1" Plus door recess (4.98 x 2.77 Plus door recess)

### Bedroom Three

12'0" x 9'6" Plus door recess (3.66 x 2.90 (3.65 x 2.89) Plus door recess)

### Family Bathroom

12'0" x 8'9" (3.66 x 2.67 (3.65 x 2.66))

### Garage

14'4" x 16'0" (4.37 x 4.88)

The garage has an electrically operated door and really useful store room within the roof space.

### Agents Note

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

### Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

### Council Tax

F (F)

EPC



## Road Map



## Hybrid Map



## Terrain Map



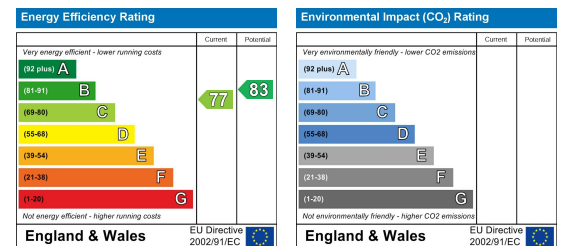
## Floor Plan



## Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.