



Guide Price £750,000-£770,000

Waterhouse Lane, Gedling, Nottingham NG4 4BP

EPC Rating C



A substantial detached family home situated in the heart of the village on the desirable "Waterhouse Lane". An internal viewing is highly recommended to fully appreciate the size of the accommodation for sale.

In brief, to the ground floor is a hallway with wooden flooring and stairs to the first floor, a bay fronted office, ideal with today's modern living, a good sized living room with patio doors onto the rear garden, WC, kitchen diner fitted with a good range of units, integral dishwasher, free standing American fridge freezer and a Range oven. The tiled floor continues to the open plan garden room with French doors and views over the rear garden. There is also a utility room fitted with wall and base units with under-counter space and plumbing for a washing machine and further appliances. An external door provides access to the side.

Also from of the entrance hallway is a dining room with French doors onto the garden and a door leading to the annex. The current owners have also used the dining room as a lounge for the annex. The annex is a fantastic space for anyone wishing to have a separate area for their family or for today's modern living, it also provides a great space for anyone working from home. The annex has a separate door to the side, separate boiler, modern kitchen, bedroom and en-suite wet room.

To the first floor is the four piece family bathroom room with a bath, WC, sink and shower cubicle and there are four double bedrooms, three with fitted wardrobes and two with en-suite bathrooms.

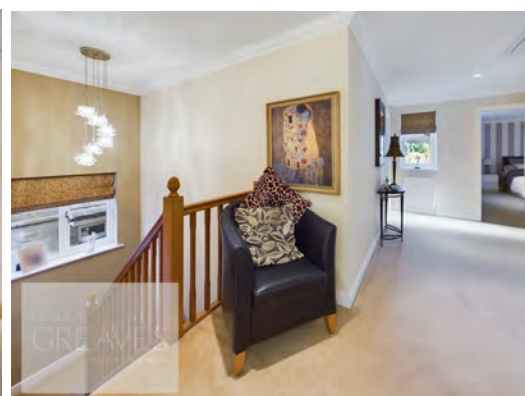
The property has access of a shared private driveway providing access to the double garage, substantial driveway and gated access to the rear garden. The rear garden is a delightful space having a patio area and lawn garden.

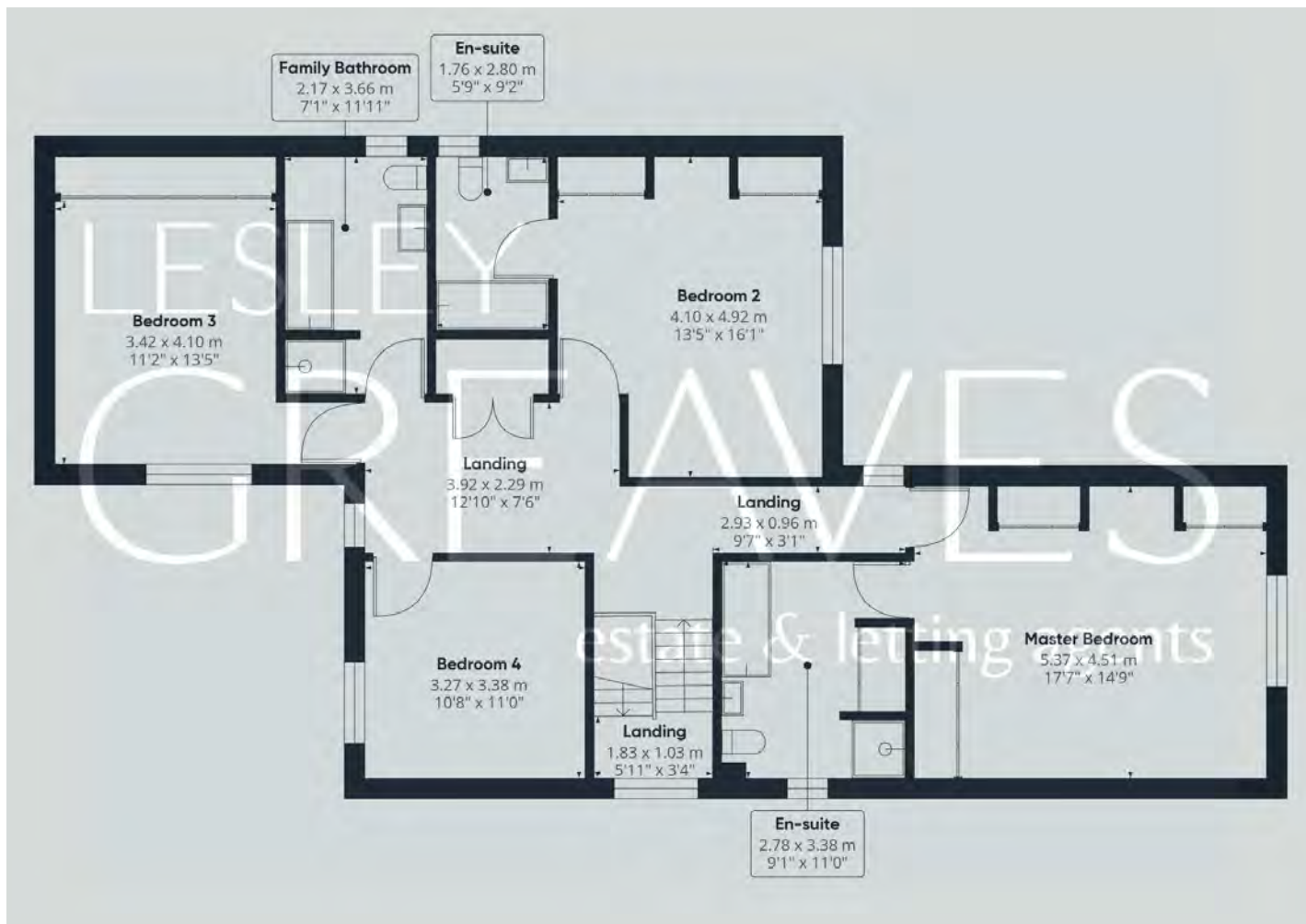
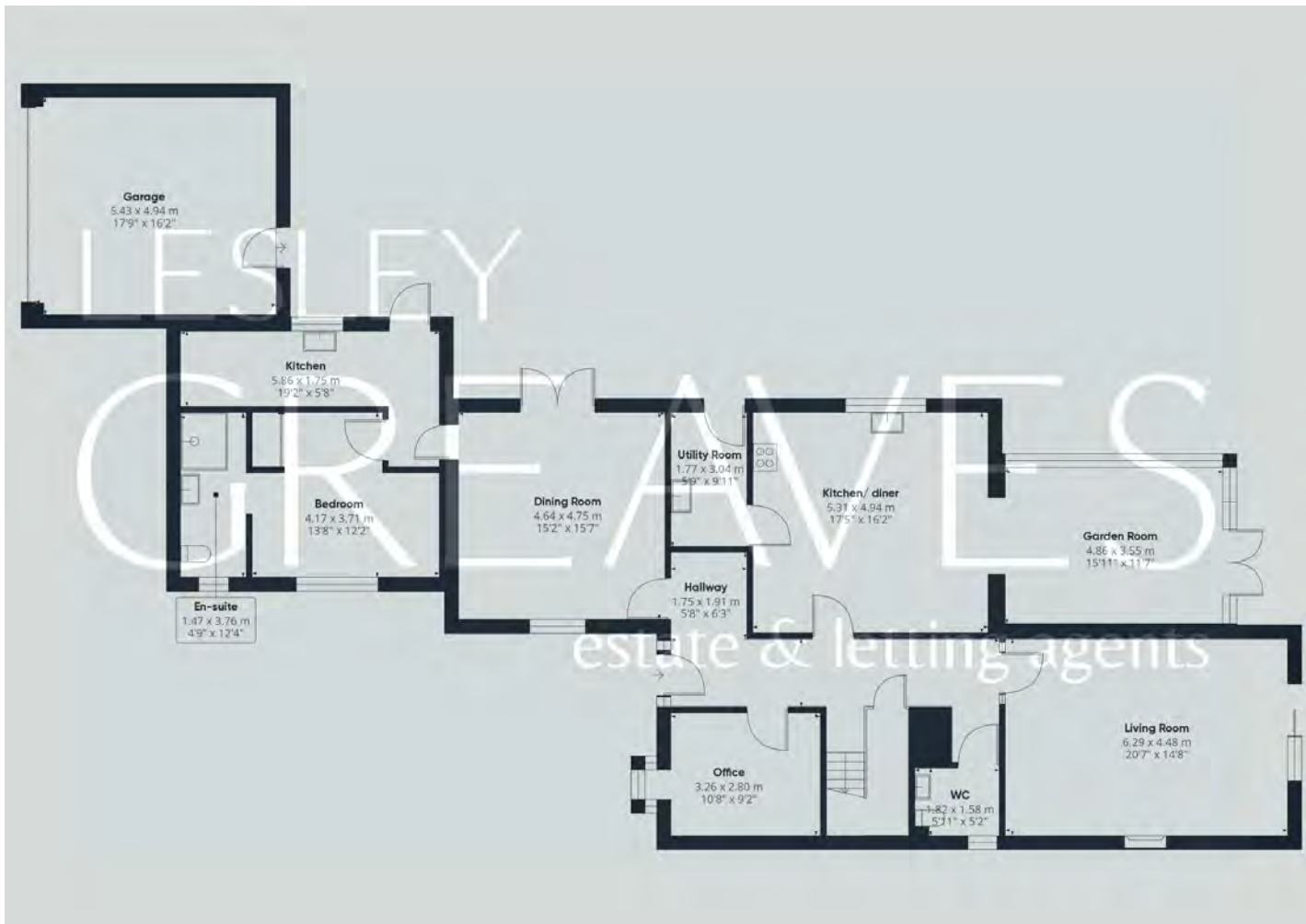
The property also benefits from having gas central heating, uPVC double glazing, under floor heating and has no upward chain.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold
- Council tax band G







## GROUND FLOOR

OFFICE 10' 8" x 9' 2" (3.26m x 2.80m)

WC 5' 11" x 5' 2" (1.82m x 1.58m)

LIVING ROOM 20' 7" x 14' 8" (6.29m x 4.48m)

KITCHEN/DINER 17' 5" x 16' 2" (5.31m x 4.94m)

UTILITY ROOM 9' 11" x 5' 9" (3.04m x 1.77m)

GARDEN ROOM 15' 11" x 11' 7" (4.86m x 3.55m)

DINING ROOM 15' 7" x 15' 2" (4.75m x 4.64m)

ANNEX-KITCHEN 19' 2" x 5' 8" (5.86m x 1.75m)

ANNEX-BEDROOM 13' 8" x 12' 2" (4.17m x 3.71m)

ANNEX-EN-SUITE 12' 4" x 4' 9" (3.76m x 1.47m)

## FIRST FLOOR

MASTER BEDROOM 17' 7" x 14' 9" (5.37m x 4.51m) EN-SUITE 11' 1" x 9' 1" (3.38m x 2.78m)

BEDROOM TWO 16' 1" x 13' 5" (4.92m x 4.10m)

EN-SUITE 9' 2" x 5' 9" (2.80m x 1.76m)

FAMILY BATHROOM 12' 0" x 7' 1" (3.66m x 2.17m)

BEDROOM THREE 13' 5" x 11' 2" (4.10m x 3.42m)

BEDROOM FOUR 11' 1" x 10' 8" (3.38m x 3.27m)

DOUBLE GARAGE 17' 9" x 16' 2" (5.43m x 4.94m)

COUNCIL TAX BAND: G

LOCAL AUTHORITY: Gedling Borough Council

