

# HoldenCopley

PREPARE TO BE MOVED

Willow Crescent, Gedling, Nottinghamshire NG4 4BL

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Guide Price £300,000 - £325,000

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#### EXPANSIVE MULTI-LEVEL GARDEN WITH FOUR VERSATILE SUMMER HOUSES...

This three-bedroom semi-detached home is bursting with charm, offering an ideal opportunity for buyers seeking a property with character and a truly impressive outdoor space. Situated in a popular residential location, this home is conveniently located within easy reach of local shops, great schools, excellent transport links, and Gedling Country Park. Internally, the accommodation offers traditional touches including dado rails, decorative ceiling roses, and an ornate feature fireplace. To the ground floor, the property comprises an entrance hallway complete with stairlift, a spacious living room with a beautiful ornate fireplace, a separate dining room, and a farmhouse-style fitted kitchen. Upstairs, the first floor hosts two double bedrooms, a three-piece bathroom suite, and a versatile office space with stairs leading up to the third bedroom – perfect as a guest room. However, the standout feature of this home lies beyond the walls – to the rear is a truly expansive and private tiered garden, thoughtfully designed with a variety of unique and tranquil spaces. It features slate chippings, an artificial lawned area, wooden decking with a bridge over a running stream, and an array of mature greenery providing natural beauty and seclusion. A real highlight are the four versatile summer houses, all benefiting from power supply – currently utilised as workshops and cosy chill-out spaces, with one even featuring a log burner for year-round comfort. This outdoor haven is full of layers and hidden corners – a space you can truly explore and enjoy for hours.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms & Office
- Two Reception Rooms
- Well Appointed Farmhouse Style Fitted Kitchen
- Off-Road Parking
- Expansive Tiered Garden With Four Summer Houses
- Generous Plot
- Popular Location
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Hallway

The hallway has carpeted flooring, carpeted stairs with a stairlift and an under the stairs cupboard, a radiator, a dado rail and a single door providing access into the accommodation.

Living Room

12'9" x 11'7" (3.91 x 3.54)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a wooden antique mantle, mirror and shelving, a dado rail, coving and a ceiling rose.

Dining Room

11'8" x 8'8" (3.56 x 2.66)

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a dado rail, coving and a ceiling rose.

Kitchen

13'8" x 8'8" (4.18 x 2.65)

The kitchen has a range of fitted base and wall units with worktops, a tiled splashback, an integrated oven, a gas hob with an extractor hood, a Belfast ink with a swan neck mixer tap, a washing machine, tiled flooring, a vertical radiator, UPVC double-glazed windows to the side and rear elevations and a single composite door providing side access.

FIRST FLOOR

Landing

10'5" x 5'9" (3.18 x 1.77)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, a dado rail and provides access to the first floor accommodation.

Master Bedroom

12'10" x 11'6" (3.92 x 3.53)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a dado rail, partially panelled walls, coving and a ceiling rose.

Bedroom Two

13'0" x 11'6" (3.97 x 3.53)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

8'7" x 5'4" (2.63 x 1.63)

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath with an electric shower, partially panelled and tiled walls, a dado rail, a radiator and UPVC double-glazed obscure windows to the side and rear elevations.

Office

8'3" x 5'10" (2.54 x 1.79)

The office has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and carpeted stairs leading up to bedroom three.

SECOND FLOOR

Bedroom Three

17'11" x 11'9" (5.48 x 3.59)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and eaves storage.

OUTSIDE

Front

To the front is a gated block paved driveway and a garden with mature shrubs and trees.

Rear

To the rear is an expansive tiered private garden with slate chippings, an artificial lawned area, wooden decking with a bridge and a running stream beneath, four versatile summer houses, various plants, mature shrubs and trees.

Summer House

16'7" x 7'8" (5.06 x 2.35)

The summer house has windows, lighting, power points, shelving, fitted drawers, a single door and double French doors.

Summer House

9'6" x 7'4" (2.90 x 2.26)

The summer house has windows, lighting, power points, fitted base units with drawers and a worktop, a storage cabinet and double doors.

Summer House

11'5" x 9'5" (3.48 x 2.88)

The summer house has windows, partially panelled walls, a dado rail, lighting, power points, a log burner and double French doors.

Summer House

11'1" x 7'7" (3.40 x 2.32)

The summer house has windows, lighting, power points, an electric fire with a decorative surround, panelled walls and double French doors.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
- Phone Signal –All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years +
- Very low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

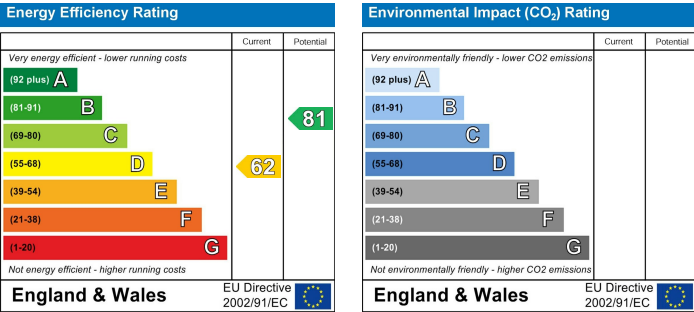
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

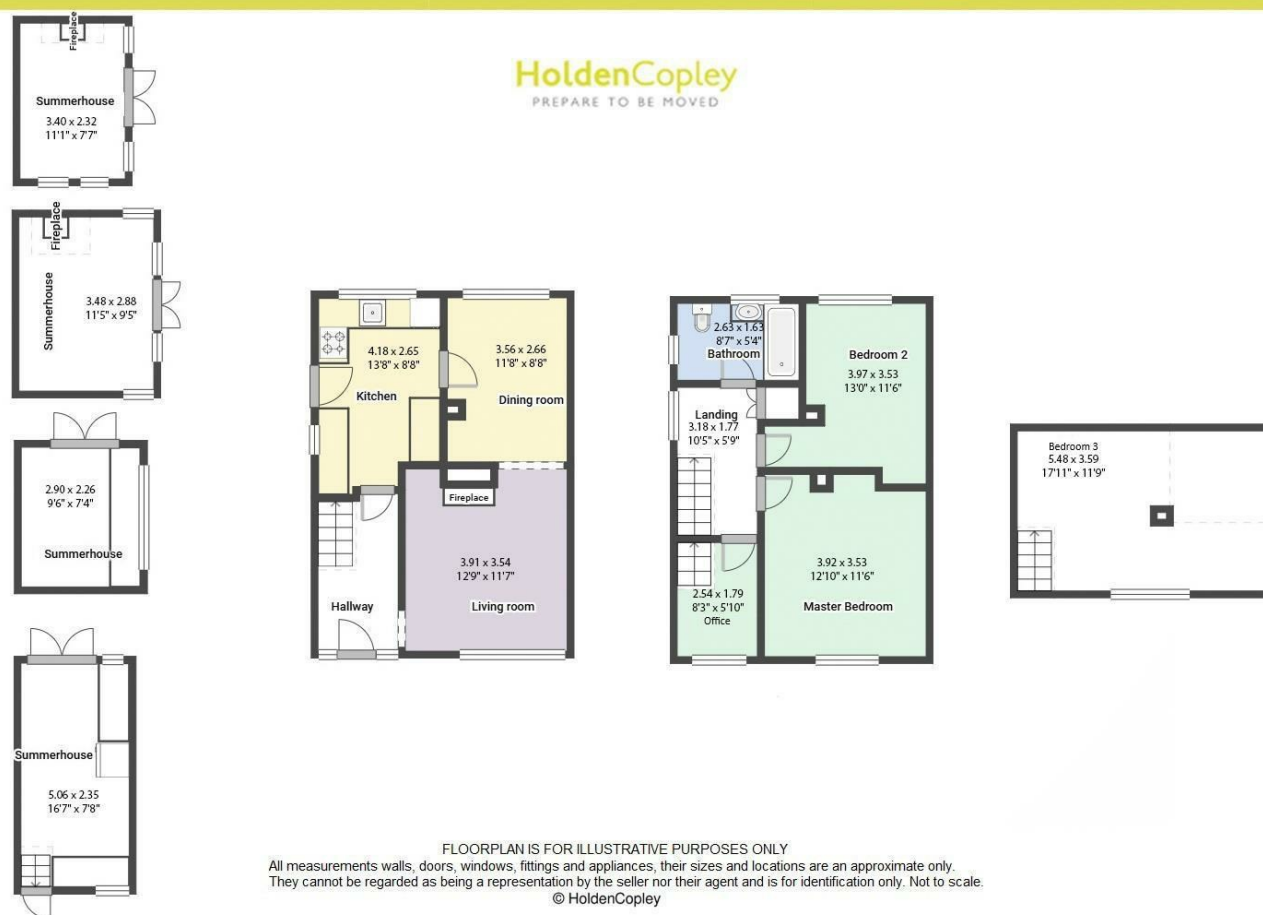
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