



*This image has been digitally altered using AI



Grange View Road
Gedling, Nottingham NG4 4BT

£675,000 Freehold

AN EXCLUSIVE COLLECTION OF LUXURY
FAMILY HOMES

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****NEW BUILD PLOTS STARTING FROM £550,000****

Plot 1 - £675,000
 Plot 2, 3, & 4 - £550,000
 Plot 5 - £675,000
 Plot 6 - £695,000
 Plot 23 & 24 - £695,000

Tucked away in a private enclave, Handbury Grange provides immediate access to open countryside while remaining only moments from the heart of Gedling Village. With the Nottingham ring road and major transport links close by, and the city centre just a short journey away, the location offers the very best of rural surroundings and urban accessibility. Each home also benefits from a 10-year NHBC warranty for complete peace of mind.

Arriving at the property, off-street parking and an elegant modern façade welcome you into a serene and high-quality residential environment. Stepping inside, a generous entrance hall creates an immediate sense of space and sophistication, complete with a convenient downstairs WVC. The home is further enhanced by a central vacuum system (American Hoover) installed throughout, as well as high-quality soundproofing between the first and second floors, ensuring a peaceful living environment.

The ground floor is centred around a truly impressive open-plan kitchen, lounge, and dining area. Designed for modern family living, this expansive space features a fully fitted contemporary kitchen with premium CDA integrated appliances, including a dishwasher, washing machine, tall fridge and freezer, electric hob with extractor, and a separate oven and grill. Sleek finishes and dual-aspect windows flood the room with natural light, while striking bifold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Underfloor heating runs throughout the ground floor, powered by an energy-efficient Vaillant air source heat pump, ensuring both comfort and sustainability. An integral garage completes the ground floor, offering excellent storage and versatility.

Handbury Grange offers a range of thoughtfully designed house types, meaning layouts can vary between plots. Bedroom arrangements may differ across floors, with some homes featuring balconies and others benefiting from additional design elements such as walk-in wardrobes. This variety allows buyers to select a home that best suits their individual lifestyle and preferences.

Across the development, bedrooms are generously proportioned, with all five-bedroom homes benefitting from ensuite bathrooms to each bedroom, providing a high level of comfort and privacy. In selected plots (22, 23, and 24), homes are further enhanced by walk-in wardrobes adjoining the ensuites, adding a luxurious and practical touch. Certain properties also enjoy elevated positions with balconies offering attractive open views.

Externally, the rear gardens are private, fully fenced, and thoughtfully landscaped with both patio and lawn areas - ideal for outdoor dining, entertaining, or relaxation.

With double-glazed windows throughout, exceptional build quality, generous accommodation, advanced energy-efficient systems, and one of the most desirable settings in the Gedling area, Handbury Grange represents modern family living at its finest. Early enquiries are strongly encouraged to secure one of these outstanding homes.



Entrance Hallway

18'4" x 7'2" approx (5.6 x 2.2 approx)

Composite entrance door to the front elevation leading into the entrance hallway comprising staircase leading to the first floor landing, doors leading off to:

WC

3'3" x 6'10" approx (1.0 x 2.1 approx)

WC, handwash basin with storage cupboard underneath, tiled splashback.

Open Plan Living Kitchen Diner

Kitchen Area

12'1" x 22'7" approx (3.7 x 6.9 approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher, integrated double oven, UPVC double glazed window to the front elevation, recessed spotlights to the ceiling.

Living/Dining Area

19'8" x 11'9" approx (6.0 x 3.6 approx)

Double glazed bi-folding doors to the rear elevation leading out to the rear garden, recessed spotlights to the ceiling.

Garage

10'5" x 21'11" approx (3.2 x 6.7 approx)

Light and power, access door to the rear elevation.

First Floor Landing

11'5" x 18'8" approx (3.5 x 5.7 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, storage cupboard, staircase leading to the second floor landing, doors leading off to:

Storage Cupboard

3'11" x 3'3" approx (1.2 x 1.0 approx)

Power and lighting.

Bedroom One

10'9" x 14'9" approx (3.3 x 4.5 approx)

UPVC double glazed windows to the rear and side elevations, wall mounted radiator, door leading through to the en-suite.

En-Suite

10'9" x 6'6" approx (3.3 x 2.0 approx)

UPVC double glazed window to the front elevation, WC, handwash basin with storage cupboard below, tiled splashbacks, P-shaped panelled bath with mixer tap, mains fed rainwater shower over, recessed spotlights to the ceiling, extractor fan.

Bedroom Two

19'8" x 11'5" approx (6.0 x 3.5 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, door leading through to the en-suite.

En-Suite

6'6" x 7'6" approx (2.0 x 2.3 approx)

UPVC double glazed window to the rear elevation, handwash basin with mixer tap, tiled splashbacks, WC, shower cubicle with mains fed rainwater shower over, recessed spotlights to the ceiling, extractor fan.

Bedroom Three

12'1" x 11'1" approx (3.7 x 3.4 approx)

UPVC double glazed French doors to the front elevation leading out to the balcony, wall mounted radiator, door leading through to the en-suite.

En-Suite

7'6" x 6'6" approx (2.3 x 2.0 approx)

UPVC double glazed window to the side elevation, handwash basin with storage cupboard below, WC, shower enclosure with mains fed shower over, tiled splashbacks, recessed spotlights to the ceiling, extractor fan.

Second Floor Landing

Wall mounted radiator, doors leading off to:

Bedroom Four

15'1" x 19'8" approx (4.6 x 6.0 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, door leading through to the en-suite.

En-Suite

4'11" x 6'6" approx (1.5 x 2.0 approx)

WC, handwash basin with mixer tap over and storage cupboard below, shower enclosure with mains fed shower over, tiled splashbacks, recessed spotlight to the ceiling, extractor fan.

Bedroom Five

UPVC double glazed window to the front elevation, wall mounted radiator, door leading through to the en-suite.

En-Suite

4'7" x 6'6" approx (1.4 x 2.0 approx)

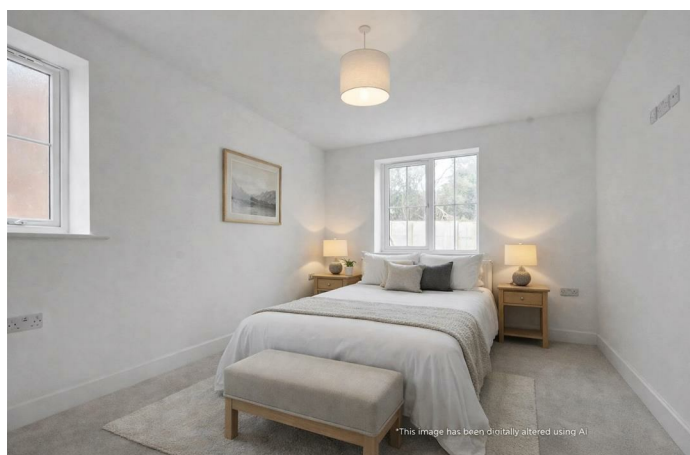
WC, handwash basin with mixer tap over and storage cupboard below, shower enclosure with mains fed shower over, tiled splashbacks, recessed spotlight to the ceiling, extractor fan.

Front of Property

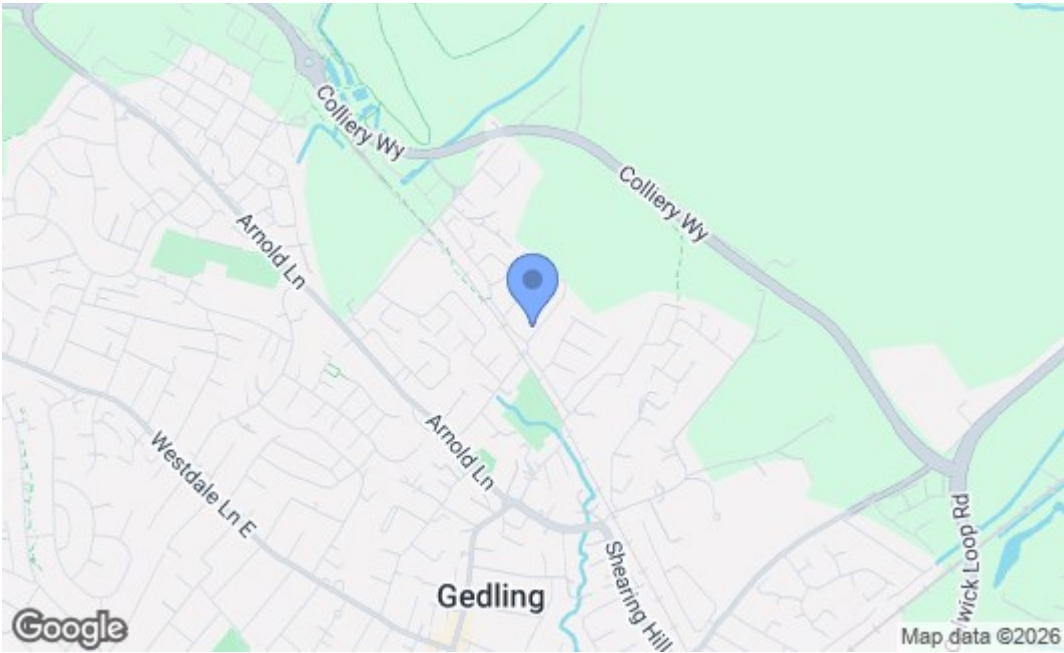
To the front of the property there is a driveway providing off the road parking, access to the garage, steps leading to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed rear garden.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.