



**Friday Lane  
Gedling, Nottingham NG4 3LB**

**Asking Price £1,000,000 Freehold**

STUNNING ARCHITECT-DESIGNED FOUR  
BEDROOM DETACHED HOME FINISHED  
TO AN EXCEPTIONAL STANDARD  
THROUGHOUT





An exceptional opportunity to acquire this striking and individually designed detached residence, offering a rare blend of contemporary architecture, high specification finishes and thoughtfully designed living space, all set within a private and highly regarded location.

Constructed to an exacting standard, this impressive home provides approximately 3,200 sq.ft of beautifully presented single-storey accommodation, perfectly suited to modern family living as well as those seeking a home that offers both style and practicality in equal measure.

Upon entering the property, you are immediately welcomed into a spacious and light-filled entrance hallway, setting the tone for the quality and design found throughout. The true centrepiece of the home is the outstanding open-plan living, dining and kitchen area, a superb space designed for both everyday living and entertaining. Featuring vaulted ceilings, expansive glazing and bi-folding doors, this room effortlessly connects the internal and external spaces, flooding the home with natural light.

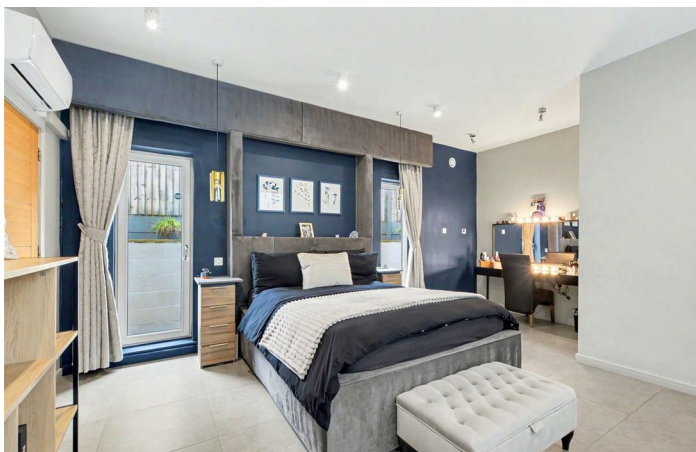
A particularly unique and standout feature is the central courtyard, accessed from within the home and offering a private, sheltered space ideal for year-round enjoyment. This creates a real sense of individuality and enhances the overall flow and lifestyle appeal of the property.

The principal bedroom suite provides a luxurious and private retreat, complete with a walk-in dressing room and a high specification en-suite shower room. In addition, there are three further generously sized double bedrooms, two of which benefit from en-suite facilities, along with a stylish family bathroom. A separate utility room and additional versatile reception room further enhance the flexibility of the accommodation, offering potential for a home office, gym or additional bedroom.

Externally, the property continues to impress. Set behind secure gated access, the home sits within a private plot with a substantial block paved driveway providing ample off-road parking, alongside a detached double garage. The landscaped gardens have been carefully designed to create a series of usable outdoor spaces, including terraces, seating areas and a raised decked entertaining space complete with pergola, providing the perfect setting for hosting and relaxing.

Further enhancing the appeal, planning permission has been granted for additional accommodation above the garage, offering exciting potential for future expansion subject to individual requirements.

This is a truly unique home that stands out within the local market, offering a lifestyle rarely available in such a convenient and well-connected location.



### Entrance Hallway

48'1 x 14'01 approx (14.66m x 4.29m approx)

Modern composite door to the front elevation with fixed double glazed panels either side and above leading to the spacious entrance hallway, ceiling light points, spotlights, large format tiling to the floor, feature panelled wall, cloak store providing useful additional storage space, secure entry door, with feature wooden doors leading through to:

### Open Plan L-Shaped Living Dining Kitchen

33'1 x 30'6 approx (10.08m x 9.30m approx)

#### Kitchen Area

18'1 x 16' approx (5.51m x 4.88m approx)

With a range of matching contemporary wall and base units incorporating stone and laminate worksurfaces over, a bank of integrated appliances incorporating a double oven, warming drawer and microwave, induction hob, integrated dishwasher, full height fridge, full height freezer, large format tiling to the floor, double stainless steel sink with swan neck mixer tap over, hot water tap, feature UPVC double glazed window, recessed spotlights to the ceiling, ceiling light points, wall light points, pelmet lighting, central island unit incorporating induction hob with breakfast bar overhang providing additional seating space, inset electric points.

#### Dining Area

15'10 x 15'04 approx (4.83m x 4.67m approx)

#### Living Area

13'05 x 21'2 approx (4.09m x 6.45m approx)

Double glazed doors leading to the courtyard area, ceiling light points, large format tiling to the floor, sliding double glazed door leading through to the side landscaped garden, media wall incorporating space for television with inset storage for media units and speakers, wall mounted speakers, open through to the dining kitchen, panelled door leading to the additional reception/bedroom.

#### Utility

8'3 x 9'04 approx (2.51m x 2.84m approx)

Double glazed window to the front elevation, a range of matching wall and base units incorporating laminate worksurfaces above, stainless steel sink with swan neck mixer tap over, tiled splashbacks, tiling to the floor, space and point for a freestanding fridge freezer, space and plumbing for a washing machine, space and point for a tumble dryer, ceiling light point, panelled door leading through to the plant room.

#### Plant Room

2'4 x 7'8 + 5'07 approx (0.71m x 2.34m + 1.70m approx)

Housing the central heating system and electrical consumer units whilst offering additional storage space, tiling to the floor, wall light point.

#### Master Suite

15'06 x 18'07 approx (4.72m x 5.66m approx)

Sliding double glazed patio doors leading to the courtyard area, large format tiling to the floor, pendants, UPVC double glazed full length doors to the rear elevation, recessed spotlights to the ceiling, extractor unit, walk-in wardrobe, door leading through to the en-suite shower room.

#### Walk-In Wardrobe

9'10 x 7' approx (3.00m x 2.13m approx)

Walk-in wardrobe providing ample storage space with ceiling light point.

#### En-Suite Shower Room

8'07 x 7'04 approx (2.62m x 2.24m approx)

Shower enclosure featuring rainfall shower head above, tiling to the floor, his and hers vanity wash hand basins with stone worksurface and additional storage cupboards below, wall hung WC, UPVC double glazed window to the rear elevation, extractor fan, spotlights to the ceiling, wall mounted illuminated heated mirrors.

#### Bedroom

18' x 12'3 approx (5.49m x 3.73m approx)

UPVC double glazed window to the rear elevation, UPVC double glazed full length door to the side elevation, large format tiling to the floor, spotlights to the ceiling, panelled door leading through to the en-suite shower room.

#### En-Suite Shower Room

3'9 x 7'08 approx (1.14m x 2.34m approx)

Walk-in shower enclosure featuring a rainfall shower head above, feature tiled splashbacks, low level flush WC, wall hung vanity wash hand basin, tiling to the floor, extractor fan, UPVC double glazed window to the side elevation.

#### Bedroom

17'09 x 10'10 approx (5.41m x 3.30m approx)

UPVC double glazed full length door to the side elevation, ceiling light point, large format tiling to the floor, panelled door leading to the en-suite shower room.

#### En-Suite Shower Room

3'6 x 7'07 approx (1.07m x 2.31m approx)

Modern three piece suite comprising walk-in shower enclosure featuring mains fed rainfall shower head above, vanity wash hand basin, low level flush WC, UPVC double glazed window to the side elevation, tiling to the walls, tiled flooring, extractor fan, ceiling light point.

#### Bedroom

17'09 x 10'07 approx (5.41m x 3.23m approx)

UPVC double glazed full length door to the side elevation, ceiling light point, large format tiling to the floor.

#### Family Bathroom

9'06 x 8'03 approx (2.90m x 2.51m approx)

Three piece suite comprising double ended panelled bath with rainfall shower head above, vanity wash hand basin with storage cupboards below, low level flush WC, tiling to the floor, tiling to the walls, sun lantern, spotlights to the ceiling, built-in recess for additional storage, built-in storage cupboard.

#### Reception/Bedroom

15'02 x 8'08 approx (4.62m x 2.64m approx)

Double glazed full length door to the rear elevation, UPVC double glazed window to the side elevation, large format tiling to the floor, ceiling light points.

This versatile space could be used as a home office, gym, bedroom or reception room, subject to the buyer's needs and requirements.

#### Outside

The property sits on a private plot with separate secure gated driveway.

To the front elevation there is a spacious gated block paved driveway providing ample off the road vehicle hardstanding.

The property benefits from having landscaped gardens to the front, side and rear elevations.

To the front of the property there is a garden laid to lawn, Indian sandstone steps and pathway leading to the front entrance door, mature Laurel hedging providing ideal screening, additional spacious Indian sandstone patio area providing seating and dining area with views over neighbouring All Hallows Church spire, fencing to the boundaries.

To the side of the property there is a garden laid to lawn, raised flowerbeds, steps leading up to a raised decked area.

To the rear of the property is the raised decked area with pergola, inset seating and planters. The raised deck wraps around the plot with space for a sunken hot tub, fencing to the boundaries creating a private sun terrace.

#### Freestanding Brick Built Garage

Electric roller shutter door to the front elevation, wall light point, side access door, UPVC double glazed window to the side elevation.

#### Agents Notes: Additional Information

Council Tax Band: F

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

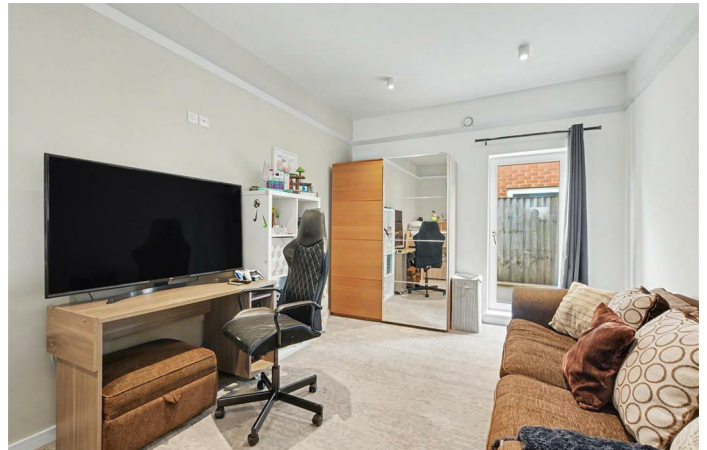
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 94        |
| (81-91) B                                                       | 87      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.