

Rex Gooding



The Gables, Gonalston Lane, Hoveringham,

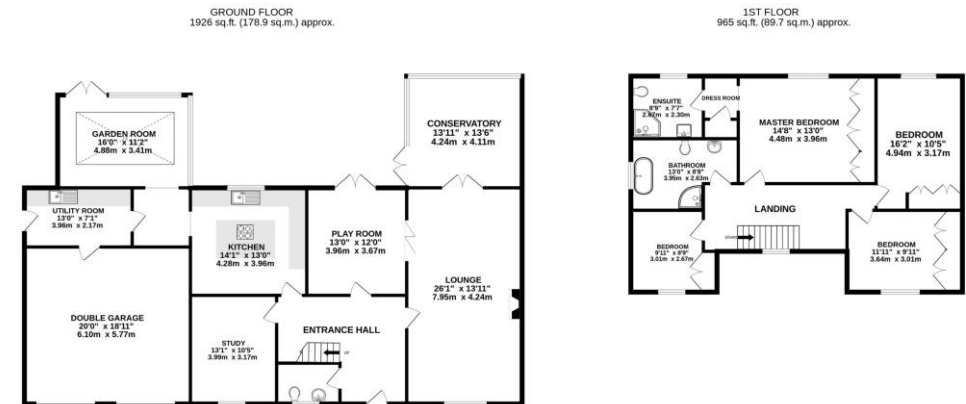
Guide Price: £865,000

The Gables, Gonalston Lane, Hoveringham, NG14 7JH

The Gables is a substantial detached modern family home located in the popular village of Hoveringham and enjoying stunning open countryside views to both the front and rear. The property is accessed via double gates onto a generous sized driveway and has a double garage with electric doors. In brief the accommodation consists of entrance hall, impressive 26 ft x 14 ft double aspect sitting room with doors onto a large conservatory, living room with French doors onto the rear garden and concertina doors onto the sitting room, home office, modern kitchen diner semi open plan to the orangery/garden room, utility room with side door access, downstairs WC and integral access to the double garage. Upstairs off the impressive galleried landing is the master bedroom with dressing area and en-suite, three further bedrooms and family bathroom. The property was built in 1986 and achieves a high C rating of 72/78 on the energy rating. The internal footprint of the property is approaching 3000 square feet and the plot size is 1/3 of an acre in total. Gas central heating and double glazing. Popular village location with excellent local village pub.

Accommodation & Amenities

- Modern Family Home Approaching 3000 Square Feet
- 1/3 of an Acre Plot with Open Countryside Views to the Front & Rear
- Large Gated Driveway & Double Garage
- Four Reception Rooms & Kitchen Diner
- Master Bedroom with Dressing Area & En-suite
- Three Further Bedrooms & Family Bathroom
- Exceptional Private Landscaped Gardens
- Parking for Several Cars
- Gas Central Heating & Double Glazing
- Excellent 72/78 EPC RATING



TOTAL FLOOR AREA: 2891 sq.ft. (268.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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