



EPC C rating 79/83. Nestled in one of Gedling Village's most prestigious locations, this beautifully appointed detached family home offers exceptional living space arranged thoughtfully across three floors. The property immediately impresses with its striking bespoke oak and glass infill staircases that elegantly connect each level, while high-quality fixtures and fittings throughout create an atmosphere of refined comfort. Set in a mature plot at the end of a private gated driveway, the home enjoys a prominent position with extensive parking for multiple vehicles and an integral double garage, ensuring both privacy and convenience for modern family living.

The ground floor has been cleverly designed to accommodate multi-generational living, featuring a self-contained area with a guest bedroom complete with dressing space and en-suite bathroom, alongside a separate sitting room and study or additional bedroom with its own WC. This versatile space would be ideal for a dependent relative or could serve as a private wing for guests. The first floor showcases the home's exceptional entertaining credentials, with an expansive open-plan dining kitchen that flows seamlessly into a family sitting area or snug, where French doors invite the outside in. For more formal occasions, a separate dining room and elegant living room provide sophisticated spaces that also benefit from direct access to the garden, while a practical utility room and cloakroom complete this level. A convenient office space on the landing adds further flexibility for those working from home.

The second floor is dedicated to private accommodation, where a spacious landing with sitting or study area creates a peaceful retreat before reaching the luxurious master suite with its en-suite shower room. Two further bedrooms share a well-appointed family bathroom, while an additional bedroom or dressing room offers flexible space that can adapt to your family's changing needs. The generous proportions throughout this floor ensure that every family member enjoys their own comfortable sanctuary.

The property's grounds are equally impressive, with extremely private gardens to both front and rear featuring well-stocked borders and a variety of mature trees that create a verdant, established setting. The rear garden is predominantly laid to lawn with a patio area that provides a wonderful space for outdoor entertaining and enjoying the peaceful surroundings. The location offers the perfect balance of village tranquility and urban accessibility, being within easy driving distance of Nottingham city centre via Colwick Loop Road, where excellent amenities including shops, restaurants, and cultural attractions await. Local convenience is assured with nearby shops, well-regarded state and private schools, and excellent public transport services all close at hand.

Accommodation & Amenities

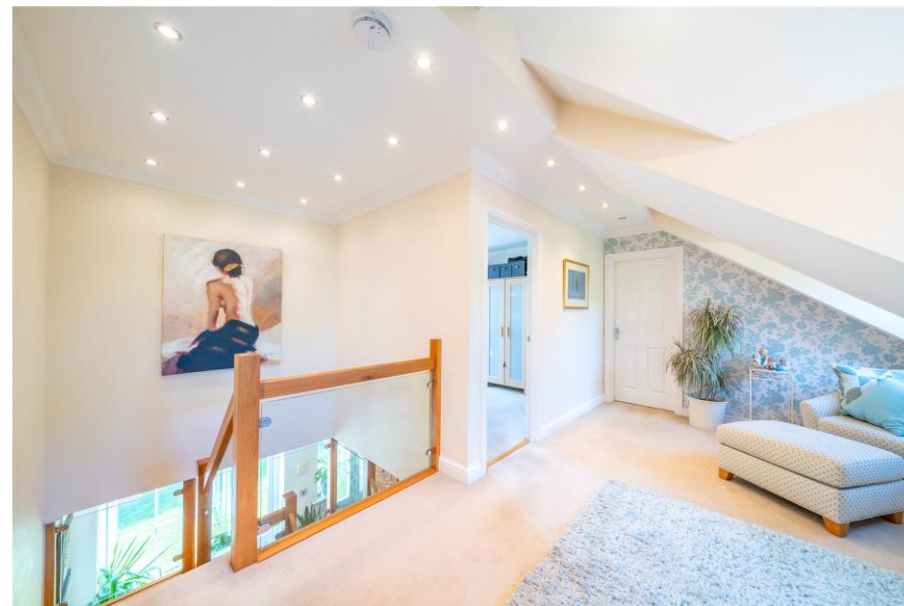
- Beautifully appointed detached family home in a prestigious Gedling Village location with spacious accommodation across three floors.
- Striking bespoke oak and glass infill staircases connect all levels, complemented by high-quality fixtures and fittings throughout.
- Ground floor features a self-contained area ideal for multi-generational living with guest bedroom, en-suite, sitting room and study.
- First floor showcases exceptional entertaining space with open-plan dining kitchen flowing into family sitting area, plus separate dining room and elegant living room.
- Second floor offers luxurious master suite with en-suite shower room, three further bedrooms and a family bathroom.
- Set in a mature plot at the end of a private gated driveway with extensive parking and integral double garage.
- Extremely private front and rear gardens feature well-stocked borders, mature trees and a patio area perfect for outdoor entertaining.
- Excellent location with easy access to Nottingham city centre via Colwick Loop Road and local amenities including shops, schools and transport nearby.

















36a Waterhouse Lane, Gedling
Approximate Gross Internal Area
 Main House = 292 sq.m/3146 sq.ft
 Garage = 36 sq.m/385 sq.ft
 Total = 328 sq.m/3531 sq.ft

