



**Nottingham Road, Gotham Nottingham NG11 0HG**



**welcome to**

**Nottingham Road, Gotham Nottingham**

William h Brown have pleasure in offering this EXCELLENT five-bedroom house, finished to a good standard throughout and situated in the heart of the popular village of Gotham! BOOK YOUR VIEWING TODAY!



### Entrance Hall

Door to front aspect, solid oak flooring, storage cupboard, door to Study, Living Room

### Study

8' 10" x 8' 4" ( 2.69m x 2.54m )

window to front aspect, shelving surround, radiator, storage cupboard.

### Living Room

12' x 11' 10" ( 3.66m x 3.61m )

window to front aspect, feature log burner, fitted shelving, solid French oak flooring,

### Snug Area

11' 1" x 8' 10" ( 3.38m x 2.69m )

Open plan following the living room, space for a sofa, stairs to first flooring accommodation, oak flooring,

### Kitchen

14' 3" x 12' 6" Max ( 4.34m x 3.81m Max )

window to rear aspect, rangemaster five ring gas hob, oven and extractor, fitted base and wall units, Belfast ceramic sink, integrated dishwasher, space for washing machine, tiled flooring

### Dining Room

15' 1" x 10' 8" ( 4.60m x 3.25m )

double glazed folding doors leading to rear garden, double glazed skylight, radiator, wood effect flooring, door to Downstairs Bedroom.

### Downstairs Bedroom

12' 3" x 10' 4" ( 3.73m x 3.15m )

window to side aspect, door to rear aspect, radiator, wood effect flooring, door to ensuite

### Ensuite

window to side aspect, low level WC, wash vanity, open shower with attachments and hand rail, gripped flooring, column radiator, tiled wall surround

### Upstairs Landing

dual loft hatches, single ceiling light pendant, access

to bedrooms 1 - 4, and family bathroom.

### Bedroom 1

9' 5" x 8' 9" ( 2.87m x 2.67m )

window to front aspect, fitted wardrobes,

### Bedroom 2

11' x 7' 7" ( 3.35m x 2.31m )

Window to rear aspect, fitted wardrobes, shelving, wood effect flooring

### Bedroom 3

8' x 7' 9" ( 2.44m x 2.36m )

window to rear aspect, single fitted wardrobe, wood effect flooring

### Bedroom 4

9' 5" x 7' 9" ( 2.87m x 2.36m )

double glazed window , single fitted wardrobe. wood effect flooring

### Bathroom

window to rear aspect, low level WC, wash hand vanity with LED mirror/Cabinet, long panel shower tray with attachment connected, heated hand towel rail, vinyl flooring, storage cupboard with boiler

### Outside

patio area, outside tap, mainly laid to lawn with landscaped border surround, grey slate leading to the summerhouse with lighting and power, access through to the front driveway



**view this property online** [williamhbrown.co.uk/Property/WBF102702](http://williamhbrown.co.uk/Property/WBF102702)



welcome to

## Nottingham Road, Gotham Nottingham

- Guide price £350,000-375,000
- Five-bedroom semi-detached house
- Three-reception rooms
- Versatile accommodation throughout
- Downstairs bedroom with ensuite

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBF102702](http://williamhbrown.co.uk/Property/WBF102702)



Property Ref:  
WBF102702 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01159 819828**



[westbridgford@williamhbrown.co.uk](mailto:westbridgford@williamhbrown.co.uk)



Rossell House 13 Tudor Square, West  
Bridgford, NOTTINGHAM, Nottinghamshire,



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**