



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!



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



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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

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Property Ref:
WBF102702 - 0008

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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.



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