









## 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!

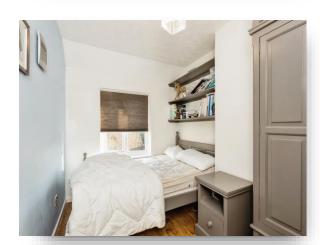












#### **Entrance Hall**

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

### **Bedroom 4**

effect flooring

 $9' 5" \times 7' 9"$  (  $2.87m \times 2.36m$  ) 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





### 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

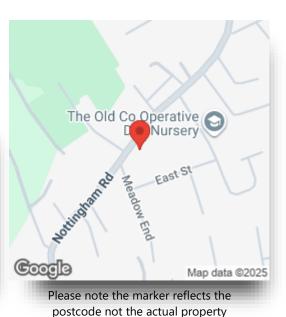
guide price

£350,000









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