



Patterdale Close, Gamston Nottingham NG2 6PW

welcome to

Patterdale Close, Gamston Nottingham

William H Brown have pleasure offering this established four-bedroom detached house, situated down a quiet cul-de-sac within a popular area in Gamston! VIEWING IS HIGHLY RECCOMENDED!



Entrance Porch

Door to front aspect, door to entrance hall

Entrance Hallway

Door to front aspect, radiator, doors to:

Cloakroom

Mid level WC, wash hand basin, radiator, extractor fan, tiled splashbacks

Living Room

13' 11" x 12' 3" (4.24m x 3.73m)

Window to rear aspect, opening to dining room, radiator, television point

Dining Room

8' 10" x 8' 3" (2.69m x 2.51m)

Door to rear garden, radiator

Kitchen

10' 2" x 10' (3.10m x 3.05m)

Fitted with wall and base units, electric oven, gas hob, space for fridge/freezer and dishwasher, 1 1/2 bowl sink, window to front aspect and door to utility room

Utility Room

5' 3" x 5' 2" (1.60m x 1.57m)

fitted with base units, stainless steel sink, plumbing for washing machine, boiler

Landing

Doors leading to all bedrooms and family bathroom, loft access

Bedroom One

13' 6" x 11' 10" (4.11m x 3.61m)

Window to rear aspect, radiator, door to ensuite

Ensuite

Mid level WC, wash hand basin, shower cubicle, shaving point, window to side aspect, radiator

Bedroom Two

11' 10" x 9' (3.61m x 2.74m)

Window to rear aspect, radiator

Bedroom Three

9' 10" x 7' 3" plus recess (3.00m x 2.21m plus recess)

Window to front aspect, radiator

Bedroom Four

7' 10" x 6' 10" (2.39m x 2.08m)

Window to front aspect, radiator

Bathroom

A three-piece suite comprising a mid level WC, wash hand basin, bath with mixer taps, shaving point, radiator, window to front aspect

External

The front garden is small and laid to lawn, with a tarmac driveway leading to the garage, which in turn has power and lighting facilities.

The rear garden is fully enclosed, and is laid to lawn, with a paved patio area, shed, side access gate and borders around the perimeter.



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Patterdale Close, Gamston Nottingham

- Four Bedroom Detached Home
- Two Reception Rooms
- Main Bedroom with Ensuite
- Front and Rear Gardens
- Garage and Driveway

Tenure: Freehold EPC Rating: C

offers over

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103364 - 0004

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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.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



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



williamhbrown.co.uk