

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" ($1.60m \times 1.57m$) 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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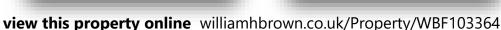
- Four Bedroom Detached Home
- Two Reception Rooms
- Main Bedroom with Ensuite
- Front and Rear Gardens
- Garage and Driveway

Tenure: Freehold EPC Rating: C

offers over

£425,000

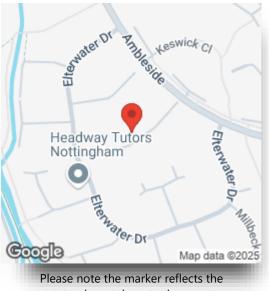






Property Ref: WBF103364 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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postcode not the actual property

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