



**Patterdale Close, Gamston NOTTINGHAM NG2 6PW**



**welcome to**

**Patterdale Close, Gamston NOTTINGHAM**

**\*\*VENDORS HAVE FOUND\*\*** William h brown have pleasure in advertising this excellent three bedroom family home, situated on a popular cul-de-sac in the popular suburb of Gamston!



### **Entrance Hall**

UPVC front exterior entrance door, radiator, door leading to:

### **Living Room**

13' 11" x 13' 1" ( 4.24m x 3.99m )

Telephone and television point, radiator, stairs to first floor landing, double glazed window to front and door leading onto:

### **Kitchen/Breakfast Room**

16' 5" x 8' 2" ( 5.00m x 2.49m )

Range of working surfaces, complementing storage cupboards and drawers, plumbing for washing machine, electric oven, 1 and a 1/2 bowl sink, radiator, complementary tiling to walls, eye level storage cupboards, double glazed window overlooking rear gardens and double glazed sliding patio door providing access to:

### **Conservatory**

9' 10" x 8' 1" ( 3.00m x 2.46m )

Brick base, double glazed windows enjoying views over the rear gardens, complementing patio doors providing garden access and feature tiled floor covering

### **Bedroom One**

14' 1" x 9' 7" ( 4.29m x 2.92m )

Fitted wardrobe, radiator and double glazed window to front aspect

### **Bedroom Two**

9' 7" x 8' 6" ( 2.92m x 2.59m )

Radiator, window to rear aspect

### **Bedroom Three**

10' 5" x 6' 9" ( 3.17m x 2.06m )

Radiator, window to front aspect

### **Bathroom**

Panelled bath with wall mounted shower, pedestal wash hand basin, WC, complementary tiling to walls and double glazed window

### **Garage**

Up and over door, benefiting from power and lighting



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## **Patterdale Close, Gamston NOTTINGHAM**

- THREE BEDROOM DETACHED HOUSE
- SPACIOUS LIVING ROOM
- CONSERVATORY
- GARAGE AND DRIVEWAY
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBF103464 - 0002

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**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](https://williamhbrown.co.uk)**