



**Gainsford Close  
Bestwood, Nottingham NG5 5FL**

A STUNNING THREE BEDROOM END  
TERRACE FAMILY HOME SITUATED IN  
BESTWOOD, NOTTINGHAM.

**Offers Over £210,000 Freehold**



Robert Ellis Estate Agents are delighted to welcome to the market this IMMACULATE THREE BEDROOM END OF TERRACE HOME situated in Bestwood, Nottingham.

This property is ideally situated near local amenities, including Southglade and Westglade Primary Schools, a variety of shops, and excellent transport links. It's also within walking distance of the City Hospital, making it a prime choice for NHS professionals.

As you step inside, you're greeted by an inviting entrance porch that leads to the spacious lounge and stairs to the first floor. The lounge boasts a large front-facing window, filling the room with natural light, while a bespoke sliding door connects the kitchen diner, offering a flexible open plan living space. The modern kitchen is fully equipped with integrated appliances, including a fridge, freezer, dishwasher, hob, and oven. French doors open out to the beautifully landscaped rear garden, complete with a charming summer house which is ideal for relaxation or entertaining alongside a spacious garden shed/work shop.

The first floor landing leads to the FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, THIRD BEDROOM and the family bathroom with a refitted modern four piece suite with a stunning freestanding bath and walk-in shower enclosure with rainwater shower head.

DO NOT MISS OUT ON THIS OPPORTUNITY TO ACQUIRE SUCH AN AMAZING HOME! CALL US TODAY TO ARRANGE YOUR VIEWING.



### Entrance Hallway

UPVC composite entrance door to the side elevation leading into the entrance hallway. Quick step vinyl flooring. Wall mounted radiator. Staircase to the first floor landing. Internal door leading into the lounge.

### Lounge

14'6" x 11'0" approx (4.44 x 3.36 approx)

Double glazed window to the front elevation. Quick step vinyl flooring. Feature column radiators. Bespoke sliding door leading to the kitchen diner. TV point.

### Kitchen Diner

17'10" x 8'4" approx (5.44 x 2.56 approx)

Double glazed window to the rear elevation. Double glazed French doors leading out to the enclosed rear garden. Quick step vinyl flooring. Feature column radiator. Recessed spotlights to the ceiling. A range of fitted wall and base units with worksurfaces over. Stainless steel sink and drainer unit with dual heat tap. Integrated electric fan oven. 4 ring induction hob with extractor hood above. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for an automatic washing machine. Ample space for dining table with feature light pendants above. Internal door leading into the pantry.

### Pantry

Double glazed window to the side elevation. Space and point for a freestanding tumble dryer.

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Access to the loft. Internal doors leading into bedroom 1, 2, 3 and the family bathroom.

### Bedroom 1

9'11" x 9'8" approx (3.04 x 2.95 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Bedroom 2

8'5" x 9'8" approx (2.57 x 2.96 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator.

### Bedroom 3

9'1" x 6'4" approx (2.79 x 1.94 approx)

Double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Fitted bedframe with shelving and bedside table.

### Family Bathroom

6'9" x 7'6" approx (2.08 x 2.31 approx)

Double glazed window to the rear elevation. Tiled splashbacks. Feature column radiator. Recessed spotlights to the ceiling. Shelving with LED lighting. 4 piece suite comprising of a freestanding bath with a freestanding tap and handheld shower attachment, walk-in shower enclosure with a mains fed rain water shower head, vanity hand wash basin with dual heat tap with storage cupboards below and a WC.

### Front of Property

To the front of the property there is a pathway leading to a gated front garden, laid to lawn front garden, a pebble area and fencing surrounding.

### Rear of Property

To the rear of the property there is a large enclosed rear garden with a large patio area, a gated large laid to lawn area, a further patio area, a pebble area, a range of shrubbery with fencing to the boundaries.

### Summer House

7'5" x 9'8" approx (2.27 x 2.96 approx)

Perfect for a home gym, office or children's playroom. Single glazed windows surrounding. Laminate flooring. Light & Power.

### Shed / Workshop

Power & Lighting.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

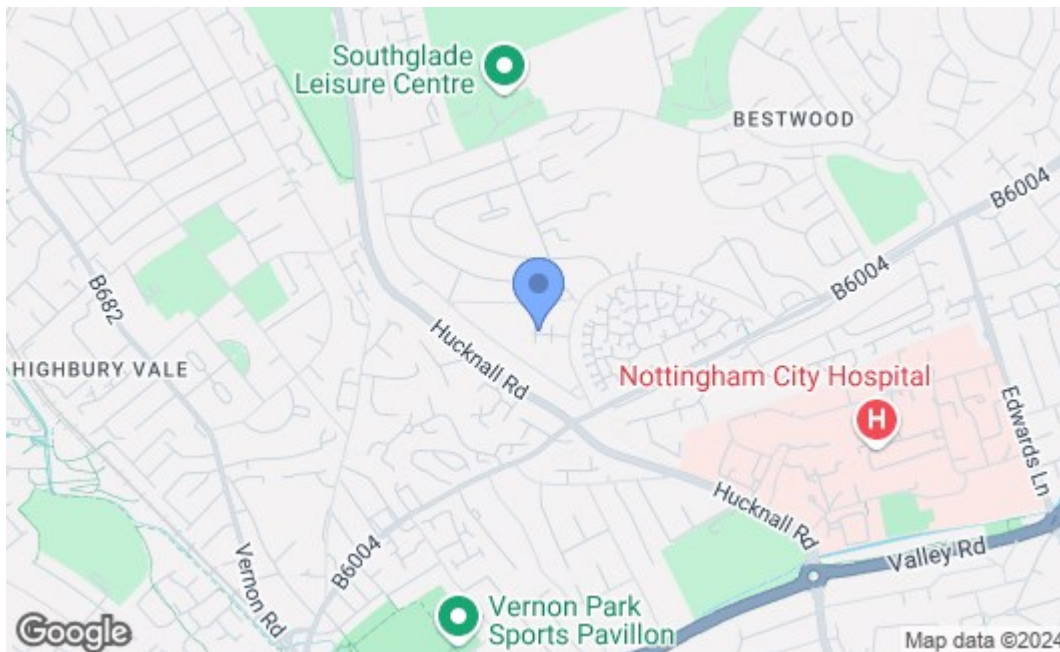
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.