

Emma Terry Homes

moving made personal



9 Brookland Close

Gunthorpe, Nottingham NG14 7EZ

Guide price £275,000 - £285,000



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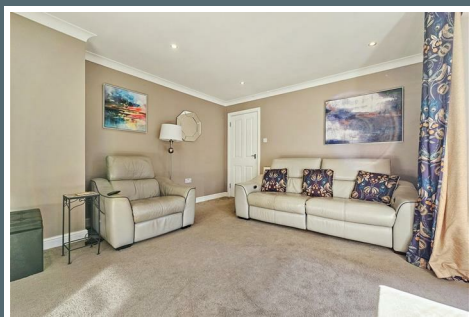
** £275,000 - £285,000 **

Village Community / Countryside walks / Four bedrooms in Gunthorpe / Excellent School Catchment / Council Tax Band B / Call Today on 0115 966 5741 to book your viewing!

Accommodation briefly includes a dining kitchen, lounge, utility room, downstairs W.C, four bedrooms, master with ensuite and a family bathroom.

Overall viewing comes highly recommended to appreciate both the location and quality of the accommodation on offer.

Gunthorpe is an established Trent-side village. Amenities include a primary school, restaurants and public houses and further facilities can be found in the adjacent village of Lowdham including local shops, a railway station and doctors' surgery. Gunthorpe is also within the catchment area for Toot Hill Secondary School in the nearby market town of Bingham. The village is ideally placed for commuting to the cities of Nottingham and Leicester via the A52 an A46, and other major cities by train from the next village.



Entrance door leads through to:

HALL

Underfloor heating and stairs rising to the first floor.

KITCHEN/DINER

Fitted with a range of wall and base units, double glazed window to front elevation, fitted oven with gas hob and extractor over, tiled splashback, dishwasher, underfloor heating and space for dining table and American style fridge freezer.

LIVING ROOM

14'9" x 11'10" (4.50m x 3.61m)

Central heating radiator and double glazed sliding doors to the rear garden.

UTILITY ROOM

6'2" x 5'9" (1.89m x 1.76m)

Fitted with wall and base units, double glazed window to the rear elevation, space and plumbing for washing machine and tumble dryer and boxed in wall mounted boiler.

DOWNSTAIRS W.C

Downstairs W.C and hand wash basin.

STAIRS TO 1ST FLOOR

BEDROOM TWO

11'8" x 11'5" (3.57m x 3.48m)

Double glazed window to the front elevation and central heating radiator.

BEDROOM THREE

8'9" x 10'2" (2.67m x 3.12m)

Double glazed window to the rear elevation, large built in wardrobe and central heating radiator.

BEDROOM FOUR

9'2" x 8'2" (2.8m x 2.49m)

Double glazed window to the front elevation and central heating radiator.

BATHROOM

Fitted with a four piece suite comprising of shower cubicle, bath, low level flush W.C and hand wash basin. tiled walls and floor. Double glazed window to rear elevation.

STAIRS BEDROOM ONE

BEDROOM ONE

17'6" x 11'7" (5.35m x 3.54m)

Velux window to front elevation, heated floor and

doble glazed window to rear elevation. Storage cupboard.

ENSUITE

Shower cubicle with tiled wall, hand wash basin, low level flush W.C, underfloor heating and chrome heated towel rail.

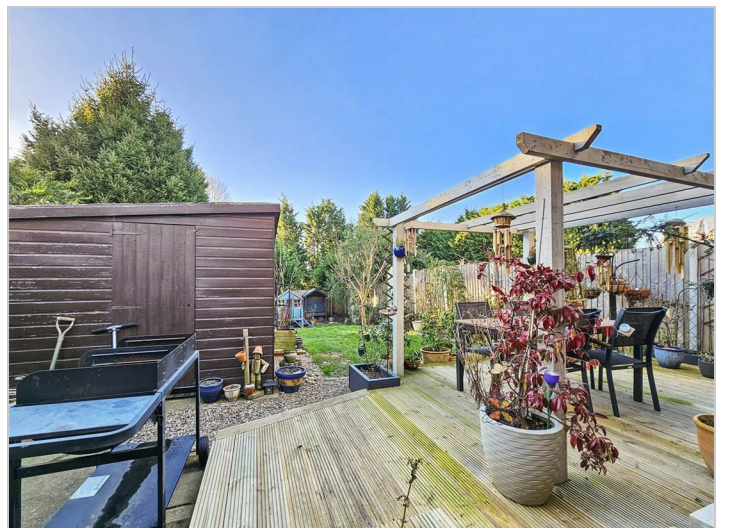
OUTSIDE

To the front of the property there is a block paved driveway for off-street parking with gated access to the rear garden.

The rear garden benefits from a delightful decking area which lead a large lawned area enclosed plants and shrubs. There is also an outside shed.

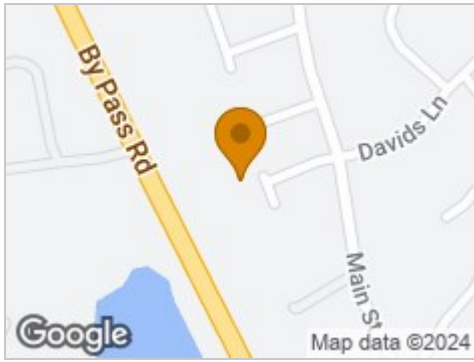








Road Map



Hybrid Map



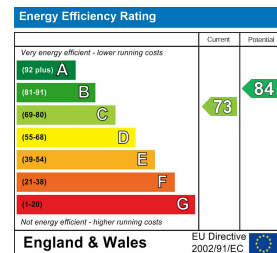
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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