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23 South Street

Giltbrook Nottingham NG16 2GJ

£245,000





## 23 South Street

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This charming extended Victorian semi-detached family home, where comfort meets character. This delightful property features three spacious bedrooms and a modern four-piece bathroom suite, ensuring ample space for family living. You'll appreciate the large entrance hallway /storage cupboard, perfect for keeping your home organized.

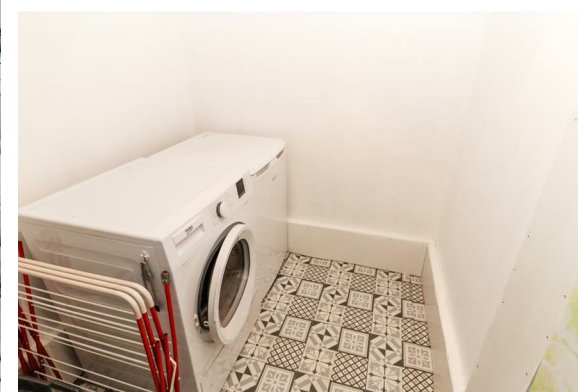
The two well-appointed reception rooms provide versatility and comfort, with one room boasting a cosy multi-fuel burner that adds warmth and ambiance to winter evenings. The spacious dining kitchen is designed with family meals in mind, creating a warm and welcoming atmosphere for daily living and entertaining.

Step outside to discover a pleasant enclosed rear garden, featuring a patio seating area, a lush lawn, and a delightful bar, ideal for outdoor activities and gatherings with friends and family.

The tasteful décor throughout the home means you can move in right away.

Located in the quiet area of Giltbrook, you'll benefit from excellent road links to junctions 26 and 27 of the M1, making commuting a breeze. Just a short drive away is the town of Eastwood, where you can find local amenities and schools. Additionally, you're conveniently close to the Ikea retail park, which offers a range of shops and restaurants.

This family home truly has it all, schedule a viewing today and experience its charm for yourself!







### Lounge

12'6" x 12'6" (3.81m x 3.81m)

Double glazed window & door to the front elevation, brick fireplace, coving to ceiling, TV point, radiator & fitted carpet.

### Sitting Room

12'5" x 12'1" (3.78m x 3.68m)

Double glazed window to the rear elevation, fireplace with cast iron multi-fuel log burner, coving to ceiling, TV point, radiator & tiled flooring, open plan to dining kitchen.

### Dining Kitchen

14'11" x 13'10" (4.55m x 4.22m)

Fitted with a wide range of wall & base units with laminate worktop over, ceramic sink & drainer with mixer tap, cupboard housing boiler, space for range cooker with extractor over, plumbed for washing machine & dishwasher, space for fridge/freezer, door to large storage cupboard, radiator & tiled flooring. Double glazed window to the side elevation, two Velux windows, French doors to the rear garden.



### Utility Area

9'0" x 5'5" (2.74m x 1.65m)

Under stairs area, space for fridge or freezer and tumble dryer & vinyl flooring.

### Entrance Hallway

13'5" x 6'2" (4.09m x 1.88m)

From the front elevation of house two double glazed doors lead into the hallway with cupboards, coat-hooks and a tiled effect flooring.

### First Floor Landing

Coving to ceiling, loft hatch, spot lights, radiator & doors off.

### Bedroom One

12'7" x 11'0" (3.84m x 3.35m)

A good-sized double bedroom with double glazed window to the front elevation, coving to ceiling, radiator & fitted carpet.





### Bedroom Two

18'1" x 6'1" (5.51m x 1.85m)

Double glazed window to the front elevation, Velux window, radiator & fitted carpet.

### Bedroom Three

12'2" x 9'3" (3.71m x 2.82m)

Double glazed window to the rear elevation, coving to ceiling, TV point, radiator & fitted carpet.



### Bathroom

9'9" x 6'11" (2.97m x 2.11m)

Frosted double glazed window to the rear elevation, four piece suite consisting of free standing roll top bath, walk in cubicle with mains feed rain forest shower, low flush WC, pedestal wash hand basin, part tiled walls, heated towel rail & vinyl flooring.

### Rear Garden

The outdoor space is a true highlight, featuring a patio seating area, A lush lawn area provides a perfect spot for children to play or for hosting garden activities. There is a cold water tap, you will also find two wooden sheds for ample storage, ideal for gardening tools or outdoor equipment.



The inviting bar area, equipped with a TV and power supply, creates an excellent space for entertaining and enjoying evenings outdoors. Additionally, the covered seating area allows for comfortable relaxation. The wall and fence boundaries ensure privacy and security, making this garden a tranquil retreat for family gatherings and social entertainment.

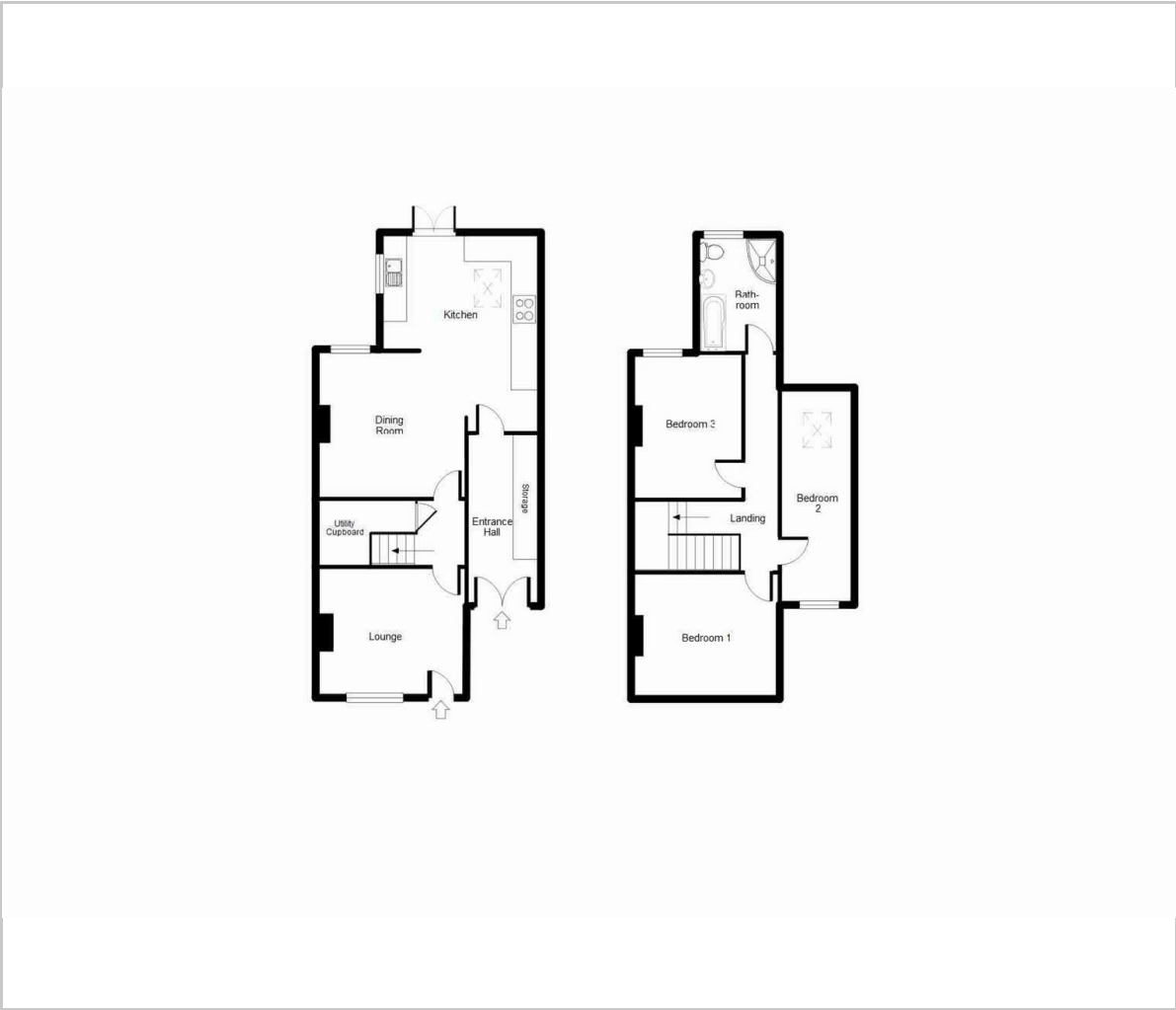
### Front Garden

Walled front courtyard, dropped kerb with (parking for a small car only)





Floor Plan



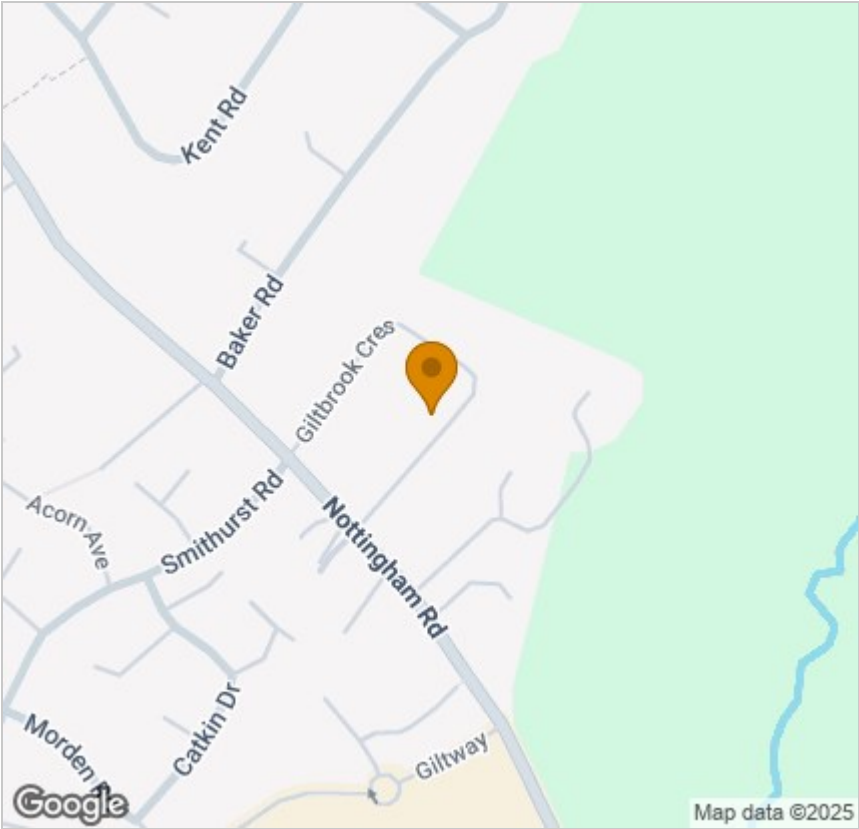
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

