



39 Acorn Avenue

Giltbrook Nottingham NG16 2UF

£250,000





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**\*\*Spacious Modern Family Home in Sought-After Giltbrook\*\***

Discover this beautifully presented three-bedroom family home located in the desirable area of Giltbrook. Offering a perfect blend of comfort and convenience, this spacious and immaculate property is ideally situated close to local amenities and excellent road links.

The property features a generous living room, a modern immaculate breakfast kitchen, a charming conservatory. Additionally, a practical utility room. Upstairs, you'll find three bedrooms and a modern family bathroom.

Outside, enjoy a private, south-facing rear garden ideal for outdoor relaxation and entertaining. The property also benefits from off-road parking and remote controlled garage to the front.

Located in a quiet, residential area, this home provides easy access to Nottingham city centre and junctions 26 and 27 of the M1, making commuting straightforward. The nearby town of Eastwood is just a short drive away, offering a range of shops, schools, and local amenities. Plus, you're conveniently close to the Ikea retail park, home to a variety of shops and dining options.

This is a fantastic opportunity to acquire a spacious family home in a highly sought-after location offered to the market with no upward chain.







### Entrance Hall

Enter via double glazed Composite door into hallway, alarm keypad, stairs to first floor, vertical radiator, wooden flooring & wooden door into lounge.

### Lounge

18'4" x 12'7" (5.59m x 3.84m)

Double glazed window to the front elevation, two radiators, under stairs cupboard, Openreach point, Virgin TV point, fitted carpet & wooden door to kitchen.

### Breakfast Kitchen

12'7" x 9'10" (3.84m x 3.00m)

Fitted with a wind range of wall and base gloss units in Taupe with large pan drawers, wood effect laminate worktop, tiled surround, stainless steel sink & drainer with mixer tap, Lamona built in electric oven Microwave & induction hob with extractor fan over, built-in dishwasher, fridge & freezer, radiator & laminate flooring, two double glazed windows to the rear elevation, double glazed door to the rear elevation.



### Conservatory

10'8" x 8'4" (3.25m x 2.54m)

Double glazed conservatory with UPVC roof, light & power, fan ceiling light, radiator, wooden flooring & French doors to the rear garden.



### First Floor Landing

Carpeted staircase to first floor landing, doors off, loft hatch, part boarded loft with power & combi boiler.

### Bedroom One

12'8" x 8'1 min widens to 10'8"max (3.86m x 2.46m min widens to 3.25mmax)

Two double glazed windows to the front elevation, cupboard with shelves, radiator & fitted carpet.

### Bedroom Two

11'4" x 5'8"min widens to 6'7 max (3.45m x 1.73mmin widens to 2.01m max)

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

### Bedroom Three

6'10" x 5'5" min widens to 9'11 max (2.08m x 1.65m min widens to 3.02m max)

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





### Bathroom

6'7" x 5'9" (2.01m x 1.75m)

Three piece suite comprising: panelled bath with electric shower over, low flush WC, vanity wash hand basin, part tiled walls, radiator & tiled flooring, frosted double glazed window to the side elevation.

### Utility Room

6'8" x 7'0" (2.03m x 2.13m)

Double glazed door & window to the rear elevation, wall & base units, plumbed for washing machine, cupboard housing electric meter & laminate flooring, door to garage.

### Garage

18'7" x 7'8" (5.66m x 2.34m)

Electric and remote controlled roller door, light and power, gas meter, pitched roof with some storage space.

### Outside

#### Frontage

Lawn frontage & paved path to the front door, driveway to garage with electric remote controlled door.

### Rear Garden

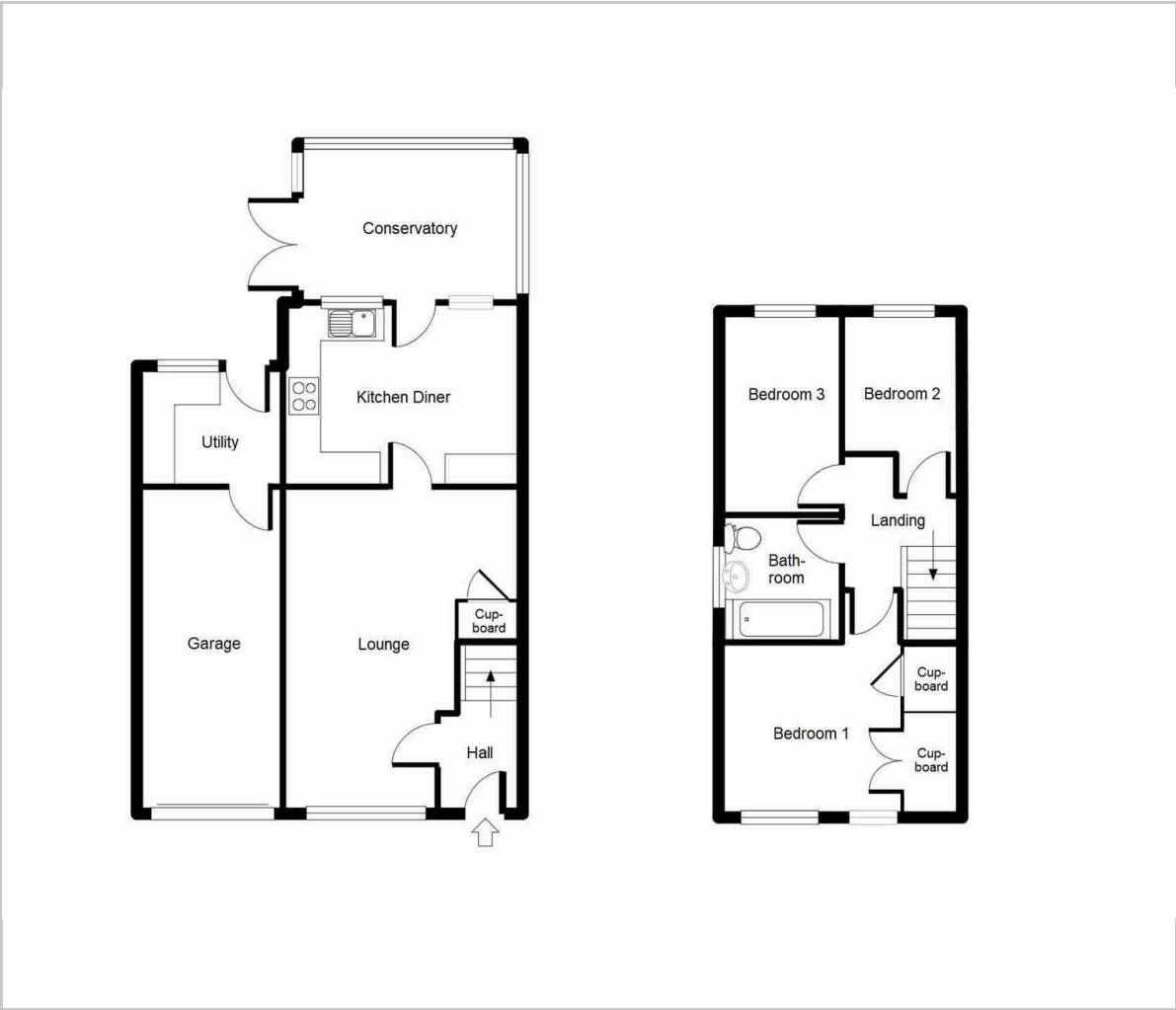
A lovely south-facing rear garden featuring a stylish block-paved pathway, lawn area, and two decking areas. The garden is enclosed with a privacy fence, creating a perfect outdoor space for relaxation and entertainment.

### Council Tax Band

Council Tax Band



Floor Plan



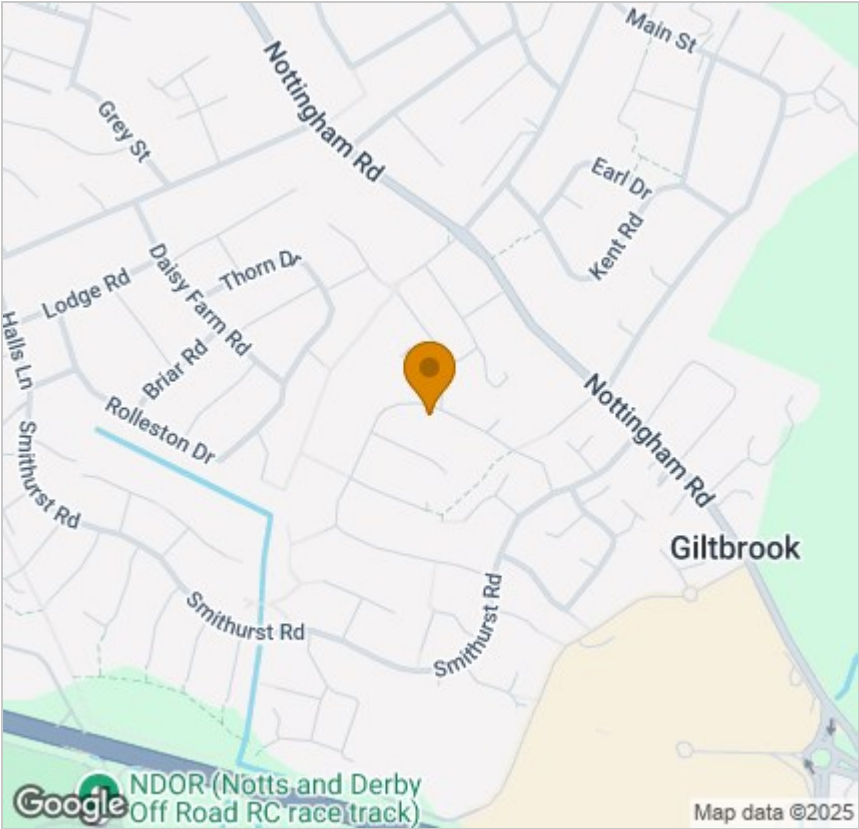
Viewing

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

