

45 Elterwater Drive

GAMSTON

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Gamston,
Nottinghamshire, NG2 6PX

Situated within the well regarded Gamston area, this fabulous four-bedroom home has been extensively modernized throughout the current vendors tenure including the addition of an extension to the rear, a new kitchen, updated bathrooms, and bespoke fitted furniture throughout. Versatile, well-proportioned living accommodation, generous bedrooms – two of which benefitting from ensembles, driveway parking for up to three vehicles and close proximity to shops and schools makes this a fantastic family home.

ground floor

The front door opens into a lovely entrance hall with stairs rising to the first floor and doors leading to all the ground floor accommodation.

At the end of the hall is the impressive open plan kitchen/dining and living room which has been extended to offer adaptable, well thought out space. The kitchen itself benefits from extensive modern cabinetry offering an abundance of storage space by the way of pantry cupboards, drawers and undercounter cabinetry in the base units and in the island. Quartz worktops adorn counters and the island providing functional yet beautiful prep space, with a inset stainless steel sink located under the window making the most of the view over the rear garden. Fitted appliances include two ovens, a 6-ring gas hob with extractor over, washing machine and dishwasher. An island provides further storage space as well as breakfast bar seating for bar four stools.





The sitting/ living area to the rear of the property makes the most of the wonderful views onto the rear garden with full height windows and bifold doors onto the fabulous garden patio making this a brilliant indoor/outdoor space for entertaining or relaxing with the family.

To the front left of the property is a lovely formal sitting room with beautiful bespoke fitted media wall and window to the front. Sliding doors open between the kitchen and sitting room creating a wonderful open plan feels to the space.

On the right-hand side of the property is a second reception room, currently arranged as an office with fitted cabinetry, however this space could be used as a second sitting room or playroom.

Completing the ground floor accommodation is a large cloakroom fitted with a wash hand basin and WC. There is understairs space for more storage.

first floor

Stairs rise to a lovely bright first-floor landing, where three of the bedrooms and the family bathroom can be found.

The principal bedroom suite is a large room with adequate space for a king-sized bed and ancillary bedroom furniture. It benefits from a well-appointed ensuite fitted with fully tiled walk-in shower, wash hand basin with vanity unit below and lit mirror over, and WC.





The second and third bedrooms are both very well-proportioned double bedrooms, with the second bedroom benefiting from a wall of built-in wardrobes.

Like the ensuite, the family bathroom was recently completely refitted to create a fully tiled oasis with the jacuzzi bath with shower over as the centerpiece. A lit mirror sits above the wash hand basin that benefits from vanity cupboard underneath. There is also a second, wall-mounted vanity unit providing excellent bathroom storage and a WC.

second floor

Stairs rise from the first-floor landing to the fourth bedroom located on the second floor in the former loft. This is another well-proportioned bedroom benefiting from hanging rails making the most of the eaves to create a dressing area/ storage space, as well as a second ensuite complete with shower, wash hand basin and WC.



gardens

To the front of the property is a block paved drive granting parking for up to three vehicles and leading to the front door. A large shed that runs down the side of the property provides excellent outdoor storage.

To the rear is a lovely low maintenance rear garden, predominantly laid to lawn with a fabulous patio that creates the perfect space for outdoor entertaining, relaxing or spending time outside with the family. Fence borders add to the low maintenance aspect of the garden whilst adding privacy and security for pets or children.

services

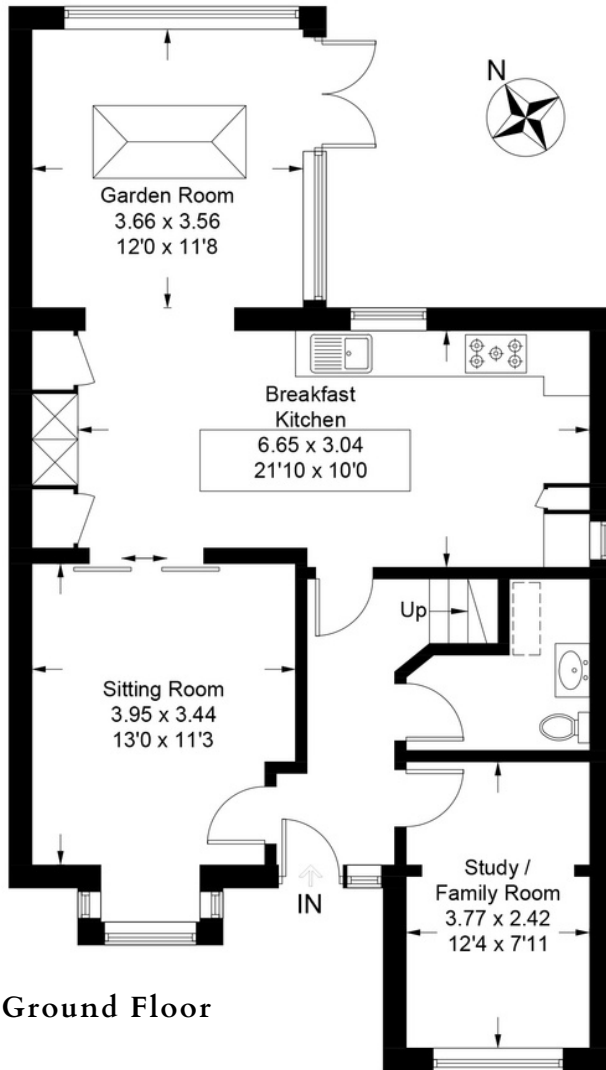
Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combination boiler located in the kitchen which is still under warranty. None of the services or appliances have been tested by the agent.

plans

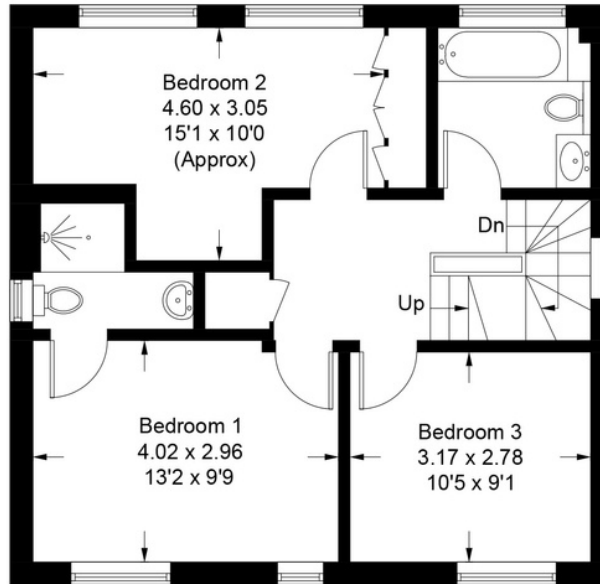
The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.




Approximate Gross Internal Area:
148.9 sq m / 1603 sq ft

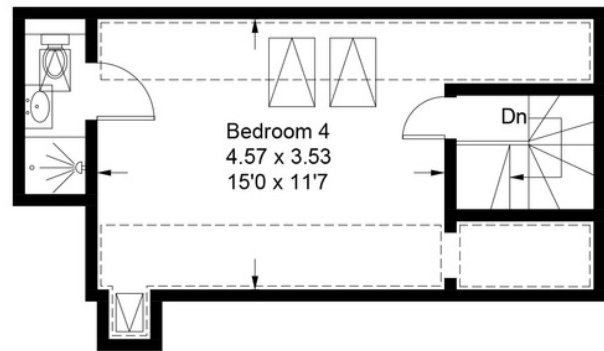


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: 76 | C

EPC Rating Potential: 82 | B

local amenities

Gamston located just on the outskirts of West Bridgford is one of Nottinghamshire's most favoured locations for families and homeowners, offering a wide range of shops, cafes and bars and easy access to Nottingham city centre. There is also high-grade schooling at both primary and secondary levels within easy reach.

The property has easy access to the A52 providing access to a wide range of both local and regional centres. The A52 provides access to the A46 Fosse Way leading North to Newark (quick rail link to London Kings Cross) and South to Leicester and the M1 (J21a) whilst the A52 itself provides direct access to Grantham and the A1 trunk road in the east and Derby in the West.



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