



2 Caudale Court

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GAMSTON

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GAMSTON, NOTTINGHAM, NG2 6QN

**Built in 2004 by Bovis Homes, this three storey mid-terrace property offers excellent living accommodation including a dining kitchen, study, two sitting rooms, three well proportioned bedrooms, bathroom and ensuite to the master. Externally the property benefits from a lovely rear garden, parking space and single garage set within a shared garage block.**

A pedestrian path leads to the front door which opens into the welcoming reception hall. Stairs to the right-hand side rise to the first floor with shoe storage cupboard and a large full height cupboard housing the water tank under the stairs.

To the left of the hall at the front of the property is a well-proportioned study benefitting from wood effect LVT flooring and large built in shelved cupboards. To the immediate rear of the study, accessed via the hall is the ground floor cloak room fitted with a wash hand basin and WC.











Spanning the entire width of the property at the end of the hall is the modern dining kitchen. Fitted with an abundance of white gloss units under solid black speckled worktops the kitchen benefits from an abundance of storage and preparatory space including a large breakfast bar that provides seating for four. Integrated appliances include a BOSCH single oven with matching microwave above, fridge, freezer, 4-ring BOSCH hob with extractor over and Beko slimline dishwasher. An inset stainless steel one and a half bowl sink with mixer tap over sits under the original kitchen window looking into the conservatory and garden beyond.

An arched opening leads into the conservatory that was constructed by Palmers of Trent Bridge in 2016. French patio doors open directly onto the garden whilst an electric wall mounted fire sits on the right-hand side wall.





## first floor

Stairs rise to the first-floor landing. To the rear of the property, with window benefiting from shutters overlooking the garden is the main sitting room. The room benefits from an electric fire set within a wood surround creating a wonderful focal point for the room.

To the front of the property is the second bedroom, a well-proportioned double featuring built in wardrobes.







## second floor

Stairs rise again to the second-floor landing providing access to two further bedrooms and the bathroom.

The primary bedroom located to the rear of the property is a well-proportioned double with fitted wardrobes. The primary also benefits from an ensuite fitted with a corner shower cubicle, wash hand basin and WC.

The third bedroom is also a double room benefiting from an over-stair's cupboard with hanging rail.

Completing the accommodation is the bathroom fitted with a rainfall shower head over bath with glass screen, wash hand basin and WC.







## gardens

To the rear of the property is a lovely rear garden, predominantly laid to lawn with a slabbed path leading to the rear garden gate. The garden benefits from fenced borders and a beautiful mature silver birch at its centre. The rear gate provides easy access to the single garage set within a block of garages that belong to the neighbouring properties with parking space in front.

## 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.

## services

Mains water, drainage and electricity are understood to be connected. The property has a gas fired central heating. None of the services or appliances have been tested by the agent.

## 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.





# floorplan



## Approximate Gross Internal Area:

121.2 sq m / 1304 sq ft

**Garage:** 14.3 sq m / 154 sq ft

**Total:** 135.5 sq m / 1458 sq ft

**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.

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** D

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

**EPC rating:** 70 | C

**EPC potential:** 84 | B