

# Gillercomb Close

West Bridgford  
Nottingham  
NG2 6SE

**Guide Price £400,000-£425,000**



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Location



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0115 841 1155



- Detached house
- 3 Bedrooms
- 2 Bathrooms
- Conservatory
- Converted garage
- West facing garden
- Driveway
- EPC rating - Band C
- Tenure - Freehold
- Council tax - Band D





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## Gillercomb Close, [West Bridgford, Nottingham, NG2 6SE](#)

Situated in the desirable and family-friendly area of Gamston, this beautifully presented detached home offers a perfect balance of comfort and practicality. With its thoughtfully designed layout, this property is ideal for modern family living, positioned conveniently close to local schools, amenities, and green spaces.

The entrance hall leads to a bright and spacious lounge, an ideal spot for relaxation and family time. The open-plan kitchen/dining room is the heart of the home, offering a generous space for cooking, dining, and entertaining. French doors connect the dining area to the conservatory, which opens onto the garden, creating a wonderful flow between indoor and outdoor spaces. The ground floor also features a separate utility room for added con, a guest WC, and a snug off from the kitchen.

Upstairs, the home offers three well-appointed bedrooms. The master bedroom benefits from its own en-suite. There are two additional bedrooms and a family bathroom.

To the front is a driveway. To the rear is a West facing garden with a patio and lawn.

This delightful property offers a wonderful opportunity for families seeking a well-maintained and conveniently located home. Early viewing is recommended to fully appreciate this property.





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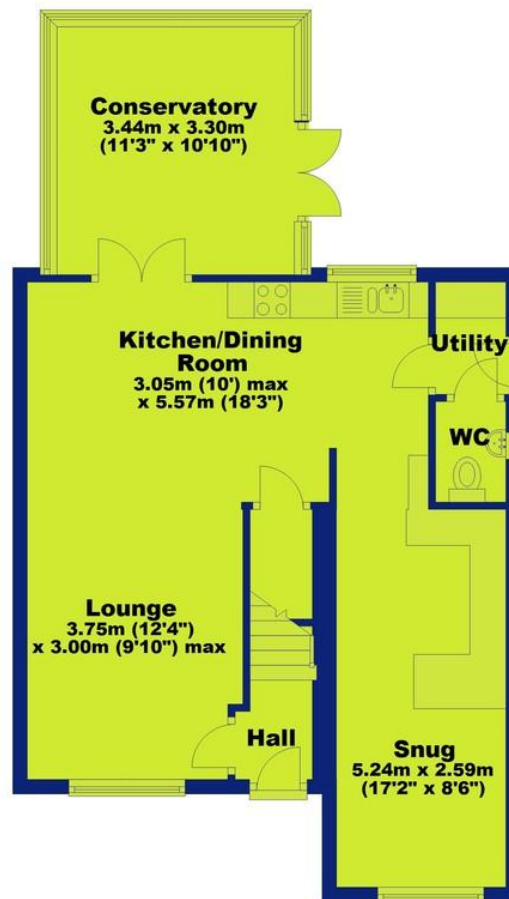
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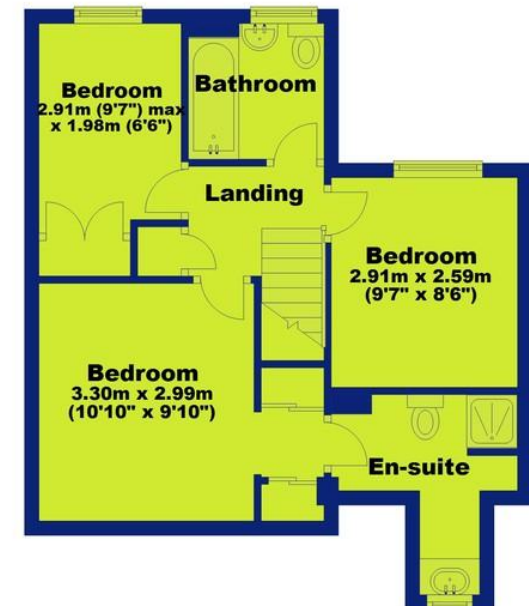
### Ground Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



**Total area: approx. 101.3 sq. metres (1090.2 sq. feet)**





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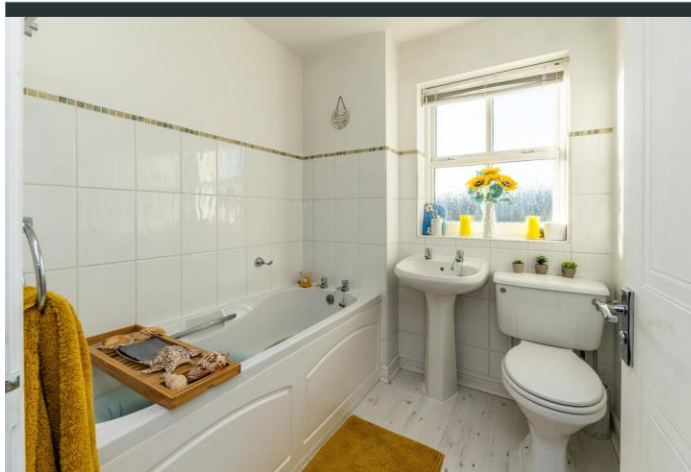
Video



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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

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West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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