

9 Ambleside

Gamston
Nottingham
NG2 6NA

Guide Price £625,000 - £650,000



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0115 841 1155



- Five-bedroom detached home
- Family bathroom, en-suite and downstairs WC
- Three reception rooms
- Off road parking and garage
- Close to local amenities
- Sought-after Gamston location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - F
- Tenure - Freehold



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9 Ambleside, Gamston, Nottingham, NG2 6NA

Key Features

An immaculately presented and well-appointed five-bedroom detached family home, situated in the highly sought-after area of Gamston-ideal for buyers seeking a turnkey property with no work required.

Boasting stylish and contemporary kitchen and bathroom fittings, this exceptional home is positioned on a generously proportioned plot and lies within the catchment area for highly regarded schools, making it a superb choice for families.

The property is entered via a modern composite double-glazed front door with side panels, opening into a spacious hallway featuring wooden flooring, a staircase rising to a galleried landing, and doors leading to the main reception rooms.

The lounge is a light and airy space with a double-glazed bay window to the front elevation and a charming fireplace with a wooden surround, stone hearth, and a gas cast iron log-effect burner. Double doors open into the formal dining room, which enjoys views over the rear garden through patio doors and has a second access door linking back to the hallway.

Also on the ground floor is a versatile snug or second reception room with a front-facing double-glazed window and laminate flooring, making it ideal as a family room, playroom, or home office. The contemporary downstairs WC is fitted with a white two-piece suite, part-tiled walls and flooring, and a window for natural light.

The heart of the home is the dining kitchen, which is fitted with a range of sleek, handleless wall and base units, durable work surfaces, and a sink unit. A rear-facing window overlooks the garden, and the room comfortably accommodates a dining table. Luxury vinyl tile flooring flows throughout, and a door leads to a separate utility room. The utility offers further wall and base units, a wall-mounted boiler, space and plumbing for a washing machine, and a built-in wine fridge. A composite double-glazed door provides access to the rear garden, and there is internal access to the garage, which benefits from power, lighting, and an up-and-over door.

To the first floor, a generous galleried landing with loft access leads to five well-proportioned bedrooms and the family bathroom. The principal bedroom is positioned to the front of the property and features fitted wardrobes and access to a stylish en-suite, which includes a generous walk-in shower cubicle with rainfall and handheld shower heads, a vanity wash basin, concealed cistern WC, and fully tiled walls and flooring.

The second bedroom overlooks the rear garden and also includes built-in wardrobes, while the third bedroom is a spacious double with a feature dormer window to the front elevation. The fourth bedroom, ideal as a guest room, includes a built-in storage cupboard and space for a double bed. The fifth bedroom is perfect for use as a child's room or home study.

The family bathroom matches the high-quality finish seen throughout the home and is fitted with a contemporary three-piece suite comprising a panelled bath with glass shower screen, vanity wash basin, concealed cistern WC, and fully tiled walls and floor. A rear-facing window provides natural light.

Externally, the property offers a block-paved driveway providing ample off-street parking for multiple vehicles, a lawned front garden with well-stocked shrub borders, and access to the garage. A gated side passage leads to the rear garden, which features a full-width patio ideal for outdoor dining and entertaining, a generous lawned area, and mature borders that offer excellent privacy. The property also presents potential for further extension, subject to the necessary planning permissions and building regulations, although no further work is required to enjoy this exceptional family home.





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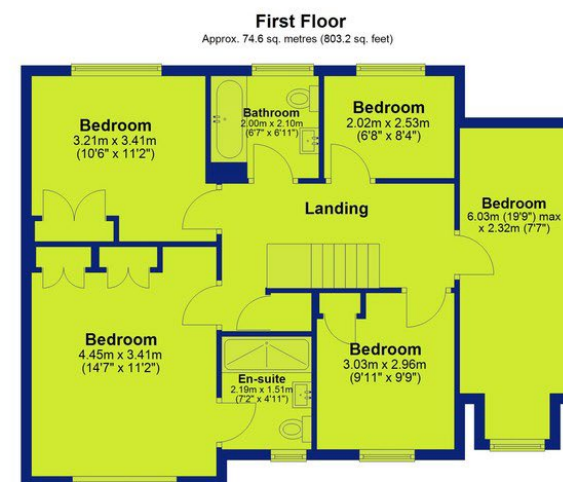
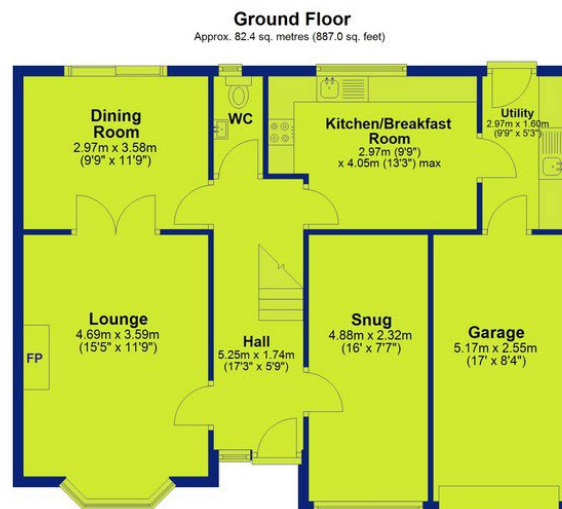
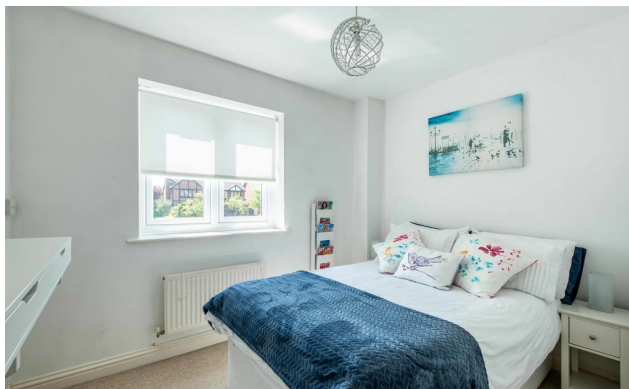


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Total area: approx. 157.0 sq. metres (1690.3 sq. feet)



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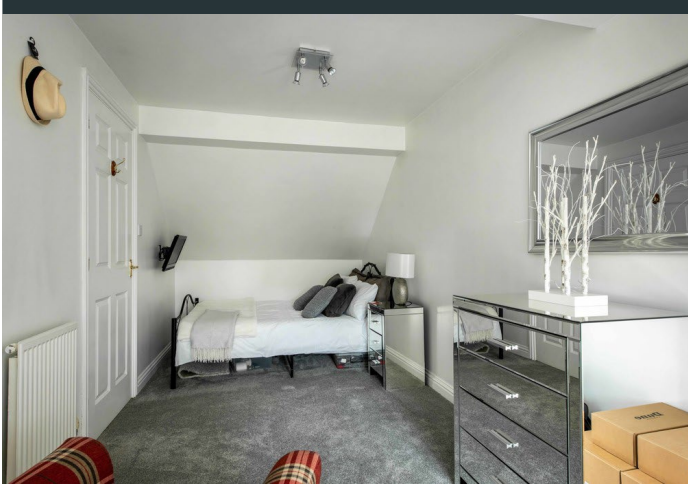


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West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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