

DISTINCTIVE
HOMES
by



Ambleside

Gamston, NG2 6NA

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A substantial and tastefully extended four-bedroom Bovis-built detached family home, positioned within the sought-after area of Gamston. The property offers excellent proportions throughout, with versatile and well-planned accommodation, and benefits from being located within a highly regarded school catchment, making it an ideal long-term family home.

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The accommodation is entered via a generous porch, which leads through to a welcoming and spacious reception hallway with stairs rising to the first floor. Off the hallway is a contemporary ground-floor WC and a useful home office. The main lounge is both sizeable and cosy, featuring a characterful inglenook-style fireplace with exposed brickwork and a tiled hearth housing a cast-iron log burner. A front-facing window provides plenty of natural light, while double French doors open through to the dining room.

The dining room has been extended to the side and features a partially vaulted roof with Velux windows, creating a bright and airy space ideal for entertaining. From here, a wide opening leads into a further extended lounge area, boasting vaulted ceilings, multiple windows, and French doors that overlook and open out onto the southerly facing rear garden.

The kitchen has been updated with a range of modern shaker-style units, complemented by a breakfast bar and integrated appliances. Windows and a door provide views and direct access to the rear garden. A separate utility room continues the range of base units and offers access to a tandem double-length garage, which benefits from an electric up-and-over door and an additional rear access door.





To the first floor, a generous landing leads to four well-proportioned bedrooms, including a spacious principal bedroom suite, along with a modern family bathroom.

Externally, the property enjoys a double driveway providing access to the garage, with a gravelled frontage for ease of maintenance and well-stocked borders featuring a variety of shrubs. Gated side access leads to the rear garden, which is a particular highlight, being sunny and private, with paved pathways surrounding a central lawn. To the rear of the garden is a fully insulated wooden garden office, ideal for home working or hobbies.

Gamston's position is one of its strengths, close to Nottingham City Centre or West Bridgford for nightlife, dining and shopping, yet set apart with quieter streets and leafy views. Excellent bus links, easy access to the A52 and other main routes keep the area well linked.





Ground Floor

Approx. 129.1 sq. metres (1389.8 sq. feet)



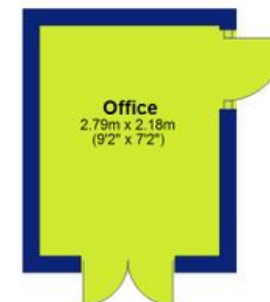
First Floor

Approx. 77.9 sq. metres (839.0 sq. feet)



Outbuilding

Approx. 6.1 sq. metres (65.4 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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