

**FOR SALE**

**01949 87 86 85**

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**2 TILBERTHWAITE CLOSE, GAMSTON,  
NOTTINGHAMSHIRE NG2 6QP**

**£495,000**

## 2 TILBERTHWAITE CLOSE, GAMSTON, NOTTINGHAMSHIRE NG2 6QP

Position, setting and plot! An ideal family house - offering extended accommodation to the rear overlooking the landscaped gardens. In addition there are the spacious family orientated bonuses of a large lounge, breakfast kitchen, extended dining area / snug with both a ground floor cloakroom and utility room. To the first floor there are 4 generous bedrooms and re-fitted contemporary family bathroom. The Master Bedroom features a run of fitted wardrobes as well as an upgraded en-suite shower room. Bedrooms 2 and 3 also enjoy built-in wardrobes. In addition the property benefits from upvc double glazing and central heating throughout.

The property offers ample off road car standing to the front for 4 vehicles due to the double width and block paved driveway that, in turn, leads to the GARAGE with electric and rollershutter door. For those with less time on their hands, this is an easy to maintain area... a quick brush over rather than a weekly mow!

FOR THOSE LOOKING FOR A SPEEDY PURCHASE, THE PROEPRTY IS BEING SOLD WITH NO ONWARD CHAIN.

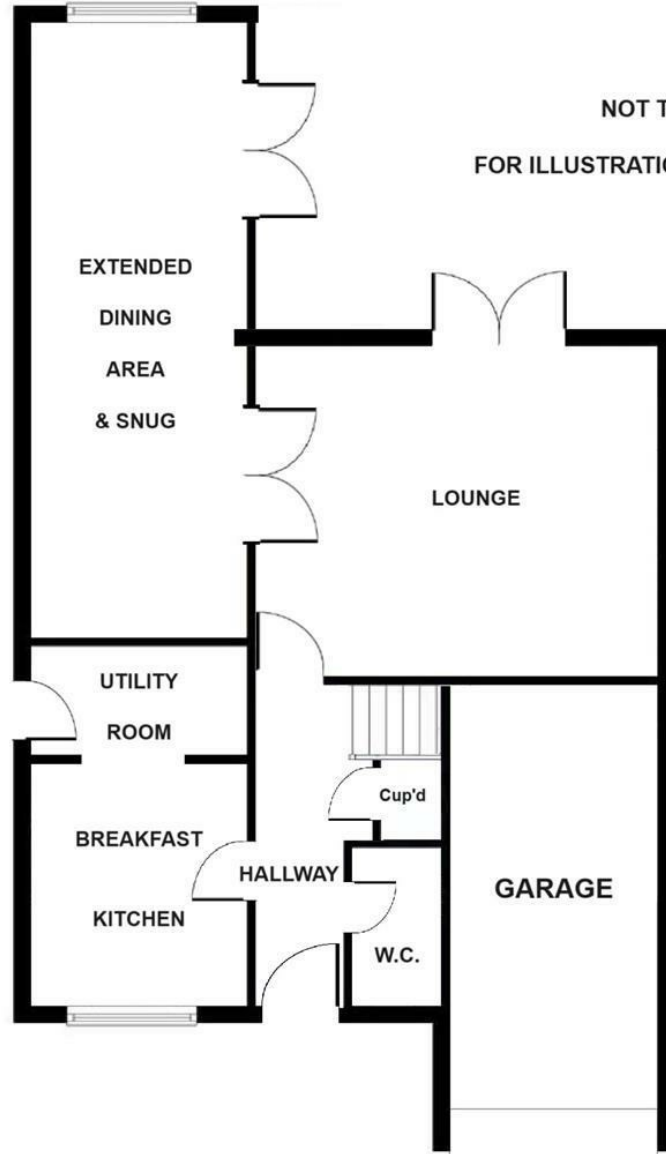
The extremely private and large garden to the rear is fully enclosed and has an extended patio area of Indian sandstone which is perfect for those who enjoy al fresco dining during those balmy summer months. The mature and well-stocked borders provide plenty of privacy, colour and texture. Sensibly, an outside tap has also been provided. So... when do you wish to view?

Gamston is an extremely sought after location to the south of Nottingham city centre. The property is situated a short walk from the picturesque Grantham canal. Gamston Centre has a pub, a medical centre, community hall, and a Morrisons Store, all within a 10 minute walk. West Bridgford town centre is about 5 minutes away by car or a 20 minute walk and benefits from many good quality bars and restaurants, a refurbished library and is home to some of the major sporting attractions in the region.

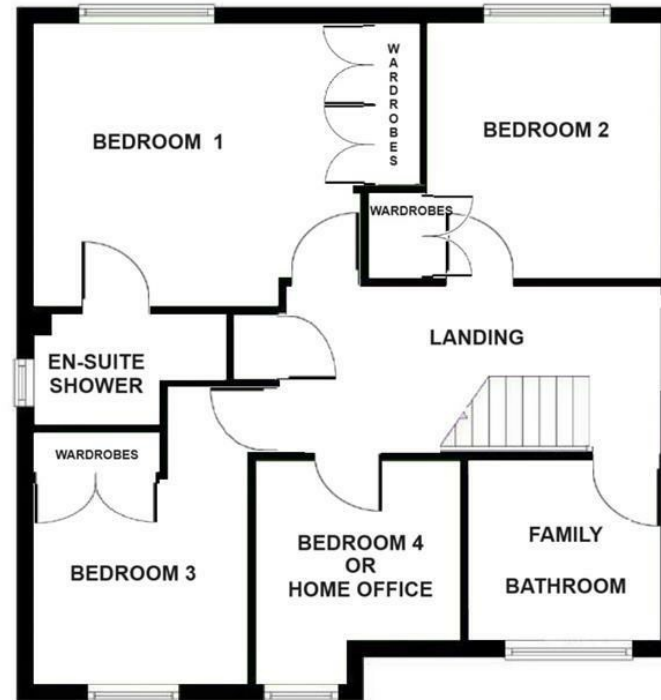


Council Tax Band

E



NOT TO SCALE  
FOR ILLUSTRATION PURPOSES ONLY



TOTAL FLOOR AREA  
1390 sq.ft. 129 sq.m.  
Approximately

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Double glazed and composite entrance door into the

**HALLWAY**

12'6 long (3.81m long) with a central heating radiator and stairs to the the first floor landing. Door to the ground floor cloakroom and useful cloak cupboard. Door to the

**BREAKFAST KITCHEN**

11'0 x 9'0 (3.35m x 2.74m) with a range of oak wall and base cupboard units (the wall units are fitted with 'up and over' gas jets for ease of opening) with granite effect work surfaces over and single drainer one and half bowl sink unit with mixer tap, built-in double electric NEFF oven with a combined NEFF grill, oven and microwave above, an electric hob and extractor hood over, two pull-out larder units, recessed lighting, central heating radiator, breakfast bar, double glazed window to the front and tiled flooring. Space for a fridge / freezer. Archway into the Utility Room. Archway into the Utility Room.





### **LOUNGE**

15'8 x 13'0 (4.78m x 3.96m)

with two central heating radiators, feature fireplace with coal effect gas fire, double glazed double doors to the extended patio area of the very private rear garden.

### **EXTENDED DINING ROOM / SNUG**

21'0 x 8'9 (6.40m x 2.67m)

with a stylish vertical central heating radiator, a double glazed window to the rear and double glazed double doors to the extended patio area of the very private rear garden.





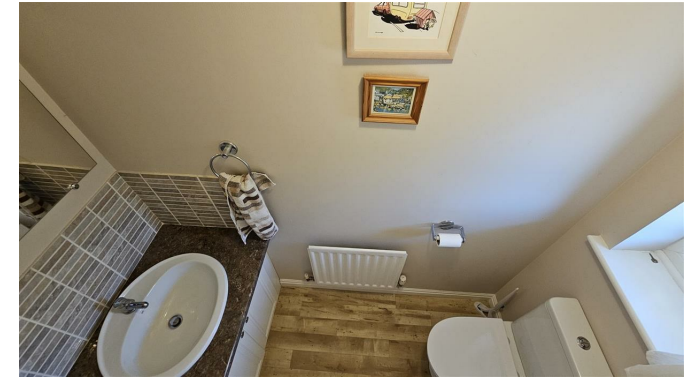
### **UTILITY ROOM**

9'0 x 5'0 (2.74m x 1.52m)

Base and wall units with work surface over incorporating a sink/ drainer with mixer tap, plumbing for a washing machine, space for a tumble dryer and an external door leading out to the side garden.

### **CLOAKROOM / W.C.**

with low flush W.C. and a wash hand basin with cupboards under. Wood-effect flooring and feature tiling with mirror above. Double glazed window to the front.





### **LANDING**

with access to the loft space, to which there is a pull-down ladder, part boarding and light. A double glazed window to the side ensures plenty of natural light.

### **BEDROOM 1**

12'9 x 11'0 (3.89m x 3.35m)  
with a central heating radiator and a double glazed window overlooking the rear. Two sets of built-in wardrobes.

### **EN-SUITE SHOWER ROOM**

with a contemporary suite comprising shower enclosure, wash hand basin set within a vanity unit with cupboards under and a low flush W.C. Complementary colours and finish. Double glazed window. Chrome central heating towel radiator.





**BEDROOM 2**

10'0 x 10'0 (3.05m x 3.05m)  
with a central heating radiator and a double glazed window overlooking the rear garden. A set of built-in double wardrobes.



**BEDROOM 3**

9'6 x 8'4 (2.90m x 2.54m)  
with a central heating radiator and a double glazed window overlooking the front. A set of built-in double wardrobes.







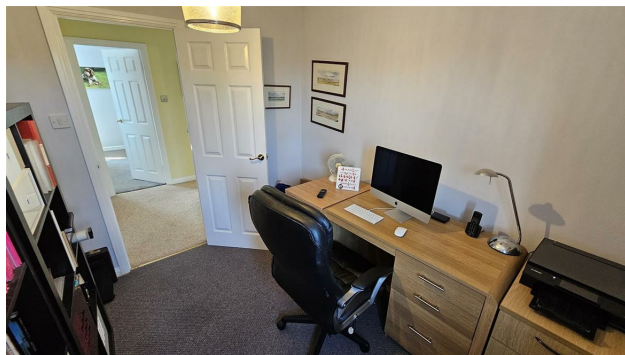
**BEDROOM 4 / HOME OFFICE**

9'0 x 8'0 (2.74m x 2.44m)

with a central heating radiator and a double glazed window overlooking the front garden.

**BATHROOM**

with a contemporary suite comprising panelled and shaped bath with a mixer tap, a shower over and screen, wash hand basin with double drawers and cupboard under and a low flush W.C. Complementary colours and finish. Double glazed window. Central heating radiator.





### **OUTSIDE - FRONT**

The property offers ample off road car standing to the front for 4 vehicles due to the double width and block paved driveway that, in turn, leads to the GARAGE with electric and rollershutter door. For those with less time on their hands, this is an easy to maintain area... a quick brush over rather than a weekly mow!





### **OUTSIDE - REAR**

The extremely private and large garden to the rear is fully enclosed and has an extended patio area of Indian sandstone which is perfect for those who enjoy al fresco dining during those balmy summer months. The mature and well-stocked borders provide plenty of privacy, colour and texture. Sensibly, an outside tap has also been provided. So... when do you wish to view?



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To arrange a viewing of this property, please contact our office on  
01949 87 86 85 or email [bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)

If you feel that your property deserves to be marketed and presented like  
this, then please contact our office to arrange a time for  
Jonathan Hammond to call out and to discuss what we do and how we do it!

