



Sussex Close  
Giltbrook Nottingham



# Sussex Close Giltbrook Nottingham NG16 2XG

for sale offers over  
**£200,000**



## Property Description

An immaculately presented corner plot three bedroom semi detached family home in the popular area of Giltbrook, Nottingham. Sussex Close is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links including the A610 & M1. In brief the accommodation offers an entrance hallway, lounge, fitted kitchen and dining room overlooking the rear garden. To the first floor are three bedrooms and a fitted family bathroom. The well positioned property offers ample off road parking to the front. The enclosed rear garden offers both a patio area and lawn. Viewings are highly recommended to fully appreciate the accommodation on offer.

## Entrance Hallway

Door access from the front elevation, laminate flooring, radiator, stairs to the first floor and access to;

## Lounge

14' 6" max x 11' 5" max (4.42m max x 3.48m max)  
UPVC double glazed window to the front elevation, carpet flooring, radiator and feature fireplace with surround.

## Dining Room

10' 5" max x 7' 5" max (3.17m max x 2.26m max)  
Sliding doors to the rear garden, laminate flooring and radiator.

## Kitchen

9' 7" x 7' 7" (2.92m x 2.31m)  
Fitted with wall and base units incorporating an inset sink and drainer with mixer tap, complementary tiled splashbacks, integrated electric oven, four ring gas hob, extractor cooker hood over, plumbing for washing machine, radiator, laminate flooring and UPVC double glazed window to the rear elevation and door to the side.



## Landing

Carpet flooring, loft access and access to all further rooms.

## Bedroom One

.12' 11" max x 8' max (3.94m max x 2.44m max)  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Bedroom Two

11' 5" x 8' (3.48m x 2.44m)  
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

## Bedroom Three

9' 7" max x 6' 7" max (2.92m max x 2.01m max)  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Family Bathroom

Fitted with a W.C, pedestal wash hand basin, bath with shower over, tiled splashbacks, radiator and UPVC double glazed opaque window to the rear elevation.

## Front

The property is set back from the road on a corner plot with a driveway to the front providing off road parking. There is gated access leading to the rear garden and a lawned front with mature bushes.

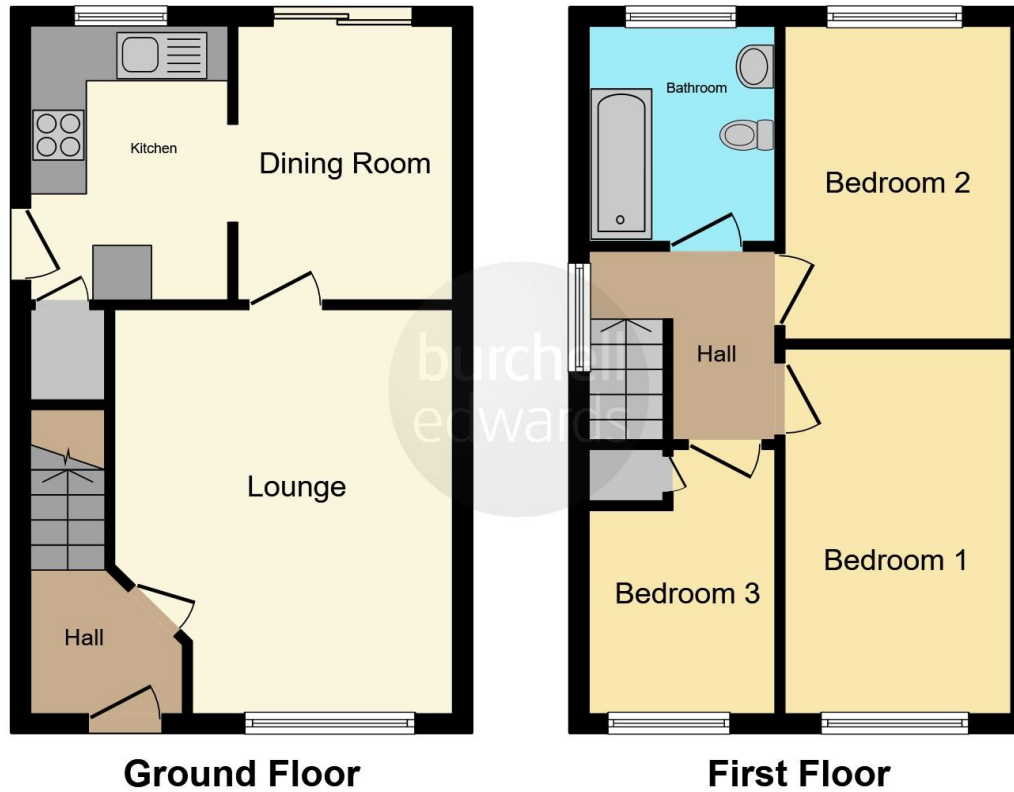
## Rear

The rear garden is mainly laid to lawn with an enclosed brick boundary with a patio seating area. Outdoor water tap.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

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