



Bacon Close
Giltbrook Nottingham



Bacon Close Giltbrook Nottingham NG16 2UW

for sale offers over
£280,000



Property Description

This very well presented three bedroom detached property is located in the ever so popular location of Giltbrook.

Bacon Close is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation comprises of an entrance hall, downstairs W.C, lounge/diner, kitchen and utility room with access to the garage. To the first floor are three bedrooms and a family bathroom. The master benefiting from an ensuite. Outside, there is a driveway to the front and lawn area with access to the rear garden which is fully enclosed and landscaped. The property is both UPVC double glazed and gas centrally heated. Call to arrange your viewing as this property won't be around for long!

Entrance Hall

With access through the front elevation, radiator and Karndean flooring, radiator, stairs to the first floor and access to;

Downstairs W.C

Fitted with a W.C, wash hand basin with mixer tap, tiled splashback, Karndean flooring, radiator and UPVC double glazed window to the front elevation.

Lounge

14' 3" x 12' 4" (4.34m x 3.76m)
UPVC double glazed bay window to the front elevation, Karndean flooring, electric feature fireplace, TV point (Sky/Virgin), radiator and double glass doors into the dining room. Access to the;

Dining Area

11' 7" x 7' 10" (3.53m x 2.39m)
Sliding door leading into the conservatory, Karndean flooring and radiator.

Conservatory

14' 8" x 11' 4" (4.47m x 3.45m)
UPVC framed with double glazed windows, electric heater, laminate flooring and French doors leading into the garden.

Kitchen

11' 7" x 7' 2" (3.53m x 2.18m)
Fully fitted kitchen with wall and base units incorporating a one and half composite sink and drainer with mixer tap, tiled splashbacks, double electric oven, electric hob, cooker hood over, integral dishwasher, under stair storage, Karndean flooring and UPVC double glazed window overlooking the rear garden.

Utility Room

7' 7" x 7' 4" (2.31m x 2.24m)
Fitted with wall and base units with plumbing for washing machine and space for tumble dryer and American fridge/freezer, Karndean flooring, radiator, door leading to the rear garden and direct access to the garage.



Landing

UPVC double glazed window to the side elevation, carpet flooring, loft access which is partially boarded and access to;

Bedroom One

11' 9" x 9' 2" (3.58m x 2.79m)

UPVC double glazed window to the front elevation, radiator and carpet flooring.

Ensuite

Fitted with a W.C, wash hand basin, shower cubicle, fully tiled, chrome towel radiator, extractor fan and vinyl flooring.

Bedroom Two

10' 3" x 8' 7" (3.12m x 2.62m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Three

8' 9" x 6' 2" (2.67m x 1.88m)

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Family Bathroom

Fully fitted with a W.C, vanity wash hand basin, bath with mixer taps and shower over, partly tiled, extractor fan, towel radiator, vinyl flooring and UPVC double glazed window to the rear elevation.

Garage

With up and over door, power, lighting, plumbing, sink and drainer and access to the utility.

Front

Located on a corner plot. The property is set back from the road with an extended paved front for off road parking, EV charging point, a lawned area with planted borders with access to the rear garden.

Rear

The rear garden is enclosed with a lawned area with an additional patio and decked area, water tap and outdoor electric sockets.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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