



Pinfold Road  
Giltbrook Nottingham

burchell  
edwards



# Pinfold Road Giltbrook Nottingham NG16 2FT

for sale offers over  
**£200,000**



## Property Description

A well Presented semi-detached property in the popular location of Giltbrook. Pinfold road is ideally located in close proximity to the Town centre with a range of local amenities including a schools, shops and transport links. In brief the accommodation offers an entrance hall way , dining room to the right hand elevation , kitchen to the left hand elevation and large lounge to the rear. To the first floor are three bedrooms and family four piece bathroom. Outside the property there is a large driveway providing off road parking, an enclosed rear garden with planted borders, fenced boundaries steps up to a raised patio area and lower patio area. The property is both gas central heated and double glazed throughout. Viewing is absolutely essential to appreciate the accommodation on offer.

## Lounge

13' 4" Max x 20' 5" Max ( 4.06m Max x 6.22m Max )  
Situating to the rear elevation with hard wood flooring, large double glazed window with radiator below and door to the kitchen

## Dining Room

15' 9" Max x 8' 1" Max ( 4.80m Max x 2.46m Max )  
Situating to the right hand elevation, the converted garage is now set as the dining room with hard wood flooring, upscale double glazed window and radiator.

## Kitchen

8' 4" Max x 18' 7" Max ( 2.54m Max x 5.66m Max )  
Situating to the left hand elevation, the modern kitchen comprises of a variety of matching wall and base units with counter tops over, sink and drainer unit, space for oven and hobs ,plumbing for washing machine, dishwasher, space for fridge and freezer, tiled flooring, UPVC rear door leading to the garden and a door leading to the lounge.



### Bedroom One

8' 4" Max x 16' Max ( 2.54m Max x 4.88m Max )

Situated to the right hand front elevation, this double bedroom benefits with built in wardrobe space, storage over the stairs, large UPVC windows to the front elevation with radiator and carpet flooring

### Bedroom Two

10' 5" Max x 11' 7" Max ( 3.17m Max x 3.53m Max )

Situated to the right hand rear elevation, this double bedroom has a UPVC window to the rear elevation radiator and carpet flooring

### Bedroom Three

8' 6" Max x 15' 3" Max ( 2.59m Max x 4.65m Max )

Situated to the left hand rear elevation, this double bedroom has a UPVC window to the rear elevation radiator and carpet

### Bathroom

Located to the front left hand elevation the four piece family suite comprising of a low level W.C, wash hand basin with mixer taps over, panelled bath, shower cubical, frosted UPVC window and vinyl flooring.

### Front

The property sits back behind the driveway providing off road parking. To the side there is a secure gate allowing access to the rear

### Rear

The rear of the property is fully enclosed with fenced boundaries and benefits from a patio area with steps leading to a upper patio area allowing you to enjoy the sun in your private oasis surrounded by mature shrubs with colour.

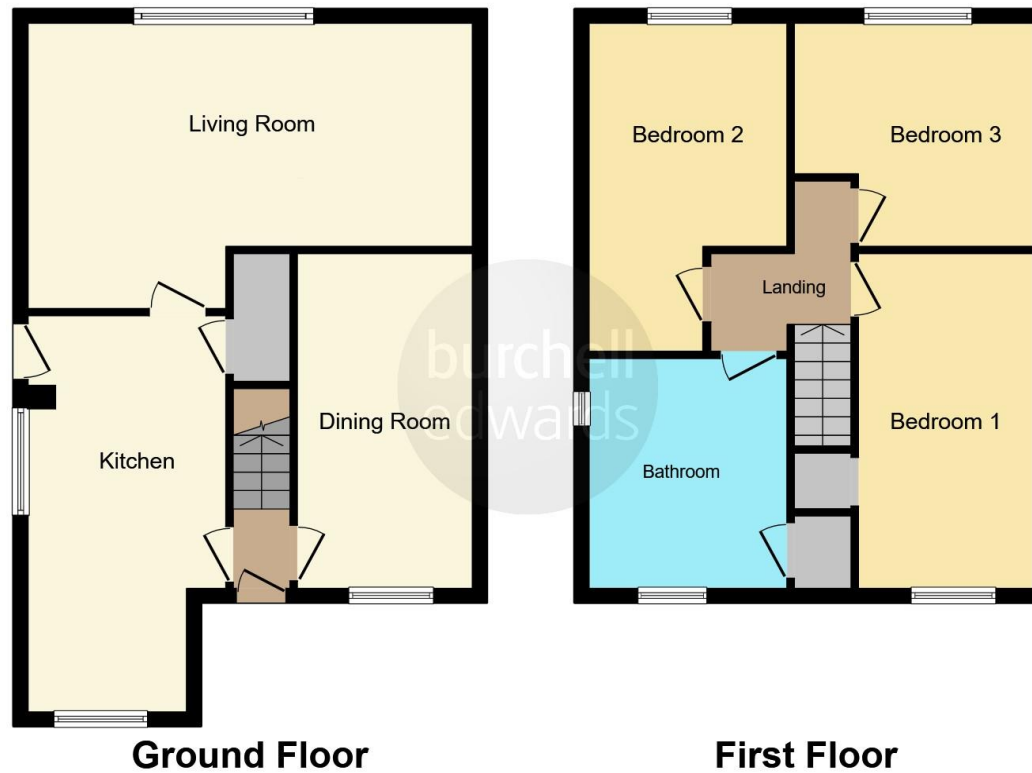












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D

Tenure: Freehold

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