



Smithurst Road  
Giltbrook Nottingham

burchell  
edwards



# Smithurst Road Giltbrook Nottingham NG16 2UP

for sale offers over  
**£280,000**



## Property Description

We are excited to bring to market this very well presented four bedroom detached family home situated on the very popular estate of Giltbrook. Smithurst Road lies convenient for local amenities including shops and schools along with good access to local road links and public transport links. The property briefly comprises of an entrance hallway, downstairs W.C, Lounge, kitchen and dining room. To the first floor there are four bedrooms, and a family bathroom. Outside the property there is a detached garage and driveway providing off road parking. The rear garden is of low maintenance and laid to astroturf, with decking area and secure fenced boundaries. This is the ideal family home and needs to be viewed to truly appreciate the accommodation on offer.

## Ground Floor

### Entrance Porch

Accessed via a door to the front with a door leading into the entrance hall.

### Entrance Hall

With stairs leading to the first floor and doors to the kitchen, dining room, lounge and cloakroom.

### Kitchen

11' 6" x 9' 11" (3.51m x 3.02m)  
A modern fitted kitchen with a range of matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With a built-in double oven, gas hob with cooker hood over and a glass splashback, radiator, space for a free standing fridge freezer and a double glazed window to the front as well as a door to the side.

### Cloakroom

Fitted with a W/C, sink and a double glazed obscure window to the side.

## Dining Room

.9' 11" x 7' 4" (3.02m x 2.24m)  
With a double glazed window to the side, radiator, carpet flooring as well as having access to the lounge.

## Lounge

16' 4" x 10' 9" (4.98m x 3.28m)  
With a feature electric fire, built-in storage, two ceiling lights, carpet flooring and double glazed French doors leading out into the garden.

## First Floor

### Landing

With access to the four bedrooms, bathroom as well as an airing cupboard.

### Bedroom One

12' 11" x 9' 1" (3.94m x 2.77m)  
With a double glazed window to the front, radiator and carpet flooring.

### Bedroom Two

10' x 10' (3.05m x 3.05m)  
With a double glazed window to the rear, radiator and carpet flooring.

### Bedroom Three

9' 11" x 6' 11" (3.02m x 2.11m)  
With a double glazed window to the rear, radiator and carpet flooring.

### Bedroom Four

7' 2" x 5' 11" (2.18m x 1.80m)  
With a double glazed window to the front, radiator and carpet flooring.

## Bathroom

A fitted suite comprising of a P-shaped bath, low level W/C and vanity wash hand basin unit. With tiling to the walls and flooring and a double glazed obscure window to the side.

## Outside

### Front

to the front you will find a driveway which provides ample off road parking as well as a gate that leads to a single detached garage.

### Rear

A delightful low maintenance garden offering astroturf as well as a decking seating area. The garden is fully enclosed with fenced boundaries.

### Garage

16' 2" x 8' 11" ( 4.93m x 2.72m )

Having power and lighting and up and over doors.



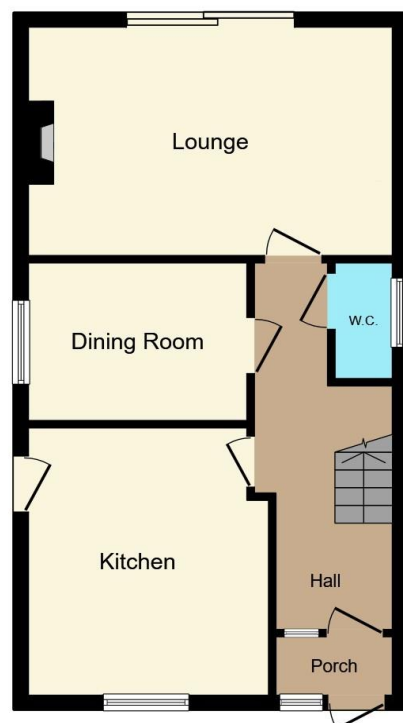




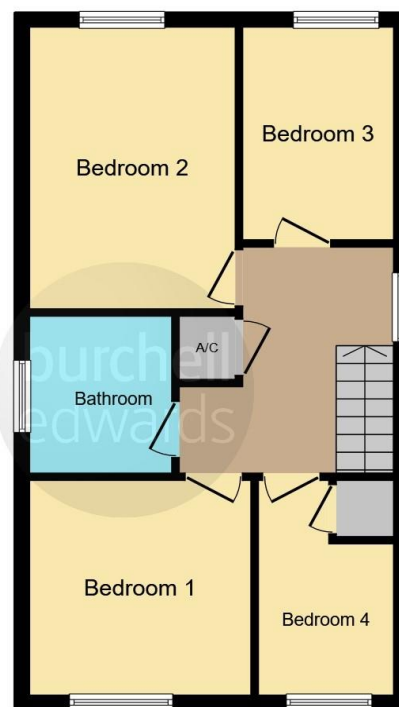




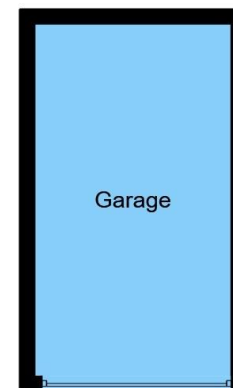




**Ground Floor**



**First Floor**



**Garage**

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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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