

Veronica Drive Giltbrook Nottingham



# Veronica Drive Giltbrook Nottingham NG16 2UE





## **Property Description**

This beautifully presented detached house is positioned in the popular area of Giltbrook, which is conveniently located between Eastwood & Kimberley Town Centres. The property in brief comprises to the ground floor, inviting entrance porch, lounge, dining/ kitchen, utility room and downstairs WC. To the first floor are four bedroom and a shower room with the main bedroom benefiting with a three piece en suite. To the outside a front garden with a driveway leading to a single integral garage, to the rear a landscaped enclosed garden with patio and lawn areas. The location provides easy access to a number of recreational areas and play parks and for buyers that need to commute, the A610 is just a short drive away. Both Kimberley & Eastwood Town Centres and Giltbrook Retail Park are with a 2 mile radius and offer a wide range of cafes, bars, shops, public services & amenities.

## **Ground Floor**

## **Entrance Porch**

Accessed via a composite door to the side with a double glazed window to the front and door leading into the lounge.

## Lounge

15' x 11' 4" ( 4.57m x 3.45m )

Having a Bow, UPVC triple glazed window to the front, radiator, carpet flooring and access to the kitchen diner.

## Kitchen Diner

15' x 8' 4" ( 4.57m x 2.54m )

Having a range of matching wall and base units with complementary work surfaces over with an inset stainless steel sink and drainer unit with mixer tap over. Having Integrated appliances to include an electric oven, electric hob with extractor over. With a UPVC triple glazed window to the rear, French doors leading to the rear garden and doors to the utility room and W/C.

## **Utility Room**

9' 7" x 4' 10" ( 2.92m x 1.47m )

Having a range of matching wall and base units with work surfaces over and an inset sink and drainer unit with mixer tap over. There is an Integrated washing machine and dishwasher, radiators and door to the rear leading to the rear garden and door to the W/C.

## W/C

Fitted with a low level W/C and pedestal wash hand basin as well as a door leading to the garage.

## **First Floor**

## Landing

Having access to the loft, storage cupboard, radiator and doors to the bedrooms and bathroom.

## **Bedroom One**

10' 8" x 9' 6" ( 3.25m x 2.90m )

Having a UPVC triple glazed window to the front, fitted wardrobe, radiator, carpet flooring and door to the en-suite.

## **En-Suite**

A fitted three piece suite comprising of a low level W/C, vanity sink unit and bath with shower over. With an obscure UPVC triple glazed window to the rear and a radiator.

## **Bedroom Two**

11' 8" x 9' ( 3.56m x 2.74m )

Having two UPVC triple glazed windows to the front, fitted wardrobe, storage cupboard, radiator and carpet flooring.

## **Bedroom Three**

8' 8" x 6' 10" ( 2.64m x 2.08m )

Having a UPVC triple glazed window to the rear, fitted wardrobe, radiator and carpet flooring.

## **Bedroom Four**

9' x 5' 10" ( 2.74m x 1.78m )

Having a UPVC triple glazed window to the front, radiator and carpet flooring.

## **Shower Room**

A fitted three piece suite comprising of a low level W/C, wall mounted sink and shower cubicle. With an obscured UPVC triple glazed window to the rear, vinyl flooring and a radiator.

## **Outside**

#### **Front**

To the front of the property you will find a driveway which provides ample off road parking for the property as well as access to the integral garage which has a rollerup door and offers power.

## Rear

To the rear, you will find a delightful garden which offers a good level of privacy and has a paved patio area and turfed lawn. The garden is enclosed by wall and timber fencing with gated access to the side.

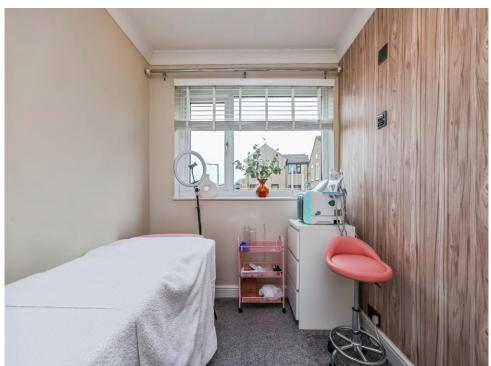
















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

T 01773 715454 E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax Band: C

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.