



Veronica Drive  
Giltbrook Nottingham



# Veronica Drive Giltbrook Nottingham NG16 2UE

for sale  
£300,000



## 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.













**Ground Floor**



**First Floor**

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Tenure: Freehold

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