



Sheerness Close  
Giltbrook NOTTINGHAM





# Sheerness Close Giltbrook NOTTINGHAM NG16 2WY

for sale offers in the region of  
**£375,000**



## Property Description

This very well presented four bedroom property is located in the ever so popular location of Giltbrook just off Smithurst Road, surrounded by greenery and a park. Sheerness 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, kitchen/diner leading through to the utility, lounge and downstairs W.C. To the first floor are four bedrooms, the master benefiting from an ensuite and a family bathroom. Outside, there is a driveway to the rear with access to the rear garden which is fully enclosed and is mainly laid to lawn with stunning mature boundaries. 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!

## Ground Floor

### Entrance Hall

Having Amtico flooring and storage.

### Lounge

20' 3" max x 12' 1" ( 6.17m max x 3.68m )

Having a doubler glazed window to the front, Amtico flooring, two radiators.

### Cloakroom

Fitted with a W/C, wash hand basin, towel rail, Amtico flooring, tiled splashbacks and a double glazed window to the front.

### Kitchen

20' 2" x 10' 5" ( 6.15m x 3.17m )

Fitted with wall and base units with complementary work surfaces over with an inset stainless steel sink and drainer unit with mixer tap over. Having a double oven, gas hob, radiator, fridge freezer, space and plumbing for a dishwasher, Amtico flooring, double glazed window to the front and double glazed French doors to the side.

### Utility Room

4' 8" x 7' 8" ( 1.42m x 2.34m )

Having wall and base units, space and plumbing for a washing machine, boiler and door to the rear.



## First Floor

### Landing

Having loft access, carpet flooring and access to the bedrooms and bathroom.

### Bedroom One

10' 9" max x 11' 9" ( 3.28m max x 3.58m )  
Having a double glazed window to the side, radiator and laminate flooring.

### En-Suite

Being fitted with shower cubicle, W/C and wash hand basin. With a towel rail, extractor, Amtico flooring and a double glazed window to the rear.

### Bedroom Two

10' 1" max x 12' 6" max ( 3.07m max x 3.81m max )  
Having a double glazed window to the side, radiator and laminate flooring.

### Bedroom Three

10' 10" inot recess x 9' 10" ( 3.30m inot recess x 3.00m )  
Having a double glazed windows to the front and side, radiator and laminate flooring.

### Bedroom Four

8' 2" max into recess x 10' 9" max ( 2.49m max into recess x 3.28m max )  
Having a double glazed window to the front, radiator and laminate flooring.

### Bathroom

Being fitted with bath with power shower over, W/C, pedestal wash hand basin, towel rail, Amtico flooring and a double glazed window to the front.

## Outside

### Garage

19' 11" x 10' 8" max ( 6.07m x 3.25m max )  
Having a roller door, power, lighting and potential for loft storage.

### Front

Gated access with mature shrubs.

### Rear

Having a lawned and patio area with wooden summer house with beautiful mature shrubs and flowers and is fully enclosed with a fenced & brick boundary.





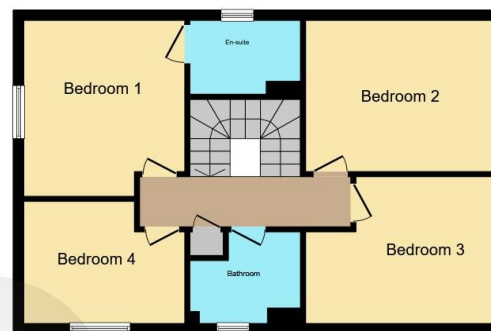




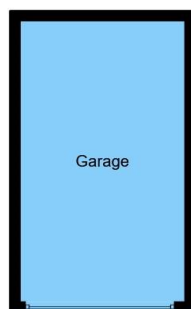




**Ground Floor**



**First Floor**



**Garage**

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Property Ref: EWD206388 - 0001