



Bacon Close  
Giltbrook NOTTINGHAM

burchell  
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# Bacon Close Giltbrook NOTTINGHAM NG16 2UW

for sale offers in the region of  
**£290,000**



## Property Description

Nestled in the highly sought-after area of Giltbrook, this beautifully presented three-bedroom detached home on Bacon Close offers both comfort and convenience. Ideally situated near a wide array of local amenities—including shops, reputable schools, regular bus routes, and major road links—this property is perfect for families and commuters alike. The ground floor features a welcoming entrance hall, a convenient downstairs W.C, a spacious lounge/diner ideal for entertaining, a kitchen, and a utility room with internal access to the garage. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property boasts a front driveway and gravelled area, with gated access to a fully enclosed and landscaped rear garden—perfect for relaxing or hosting guests. Benefiting from UPVC double glazing and gas central heating throughout, this home is ready to move into. Early viewing is highly recommended, as properties in this location rarely stay on the market for long.

## Entrance Hall

Access via a composite front door, vinyl flooring, radiator and stairs to the first floor.

## Lounge

17' 2" into bay x 13' 1" max ( 5.23m into bay x 3.99m max )

Bay UPVC double glazed window to the front elevation, electric feature fireplace, carpet flooring and radiator. Open to;

## Dining Room

9' 11" max x 7' 8" max ( 3.02m max x 2.34m max )

French doors to the rear elevation, carpet flooring and radiator.

## Downstairs W.C

Fitted with a W.C, wash hand basin, radiator, vinyl flooring and radiator.

## Kitchen

9' 8" max x 8' 3" max ( 2.95m max x 2.51m max )

Fitted with wall and base units incorporating a stainless steel sink and drainer, complementary tiled splashbacks, space for freestanding cooker, space for under counter appliances, tiled flooring and UPVC double glazed window to the rear elevation.

## Utility Room

7' 8" x 7' 5" ( 2.34m x 2.26m )

Door leading to the rear garden, base units incorporating a stainless-steel sink and drainer, plumbing for washing machine and internal access to the garage.

## Landing

UPVC double glazed window to the side elevation, carpet flooring and loft access (not boarded).

## Bedroom One

12' 7" max x 10' 2" max into recess ( 3.84m max x 3.10m max into recess )

UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Bedroom Two

9' 6" plus wardrobe x 8' 11" plus recess ( 2.90m plus wardrobe x 2.72m plus recess )

UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Bedroom Three

7' 10" x 7' 2" ( 2.39m x 2.18m )

UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Family Bathroom

Fitted with a W.C, vanity wash hand basin with mixer tap, bath with shower over, radiator, vinyl flooring and UPVC double glazed window to the rear elevation.

## Front

The property has parking to the front with a gravelled area and access to the rear garden via a gate.

## Rear

The rear garden offers great space with patio areas, mature borders and raised planters. The garden is fully secure with a fenced boundary. There is two power sockets and a garden shed.







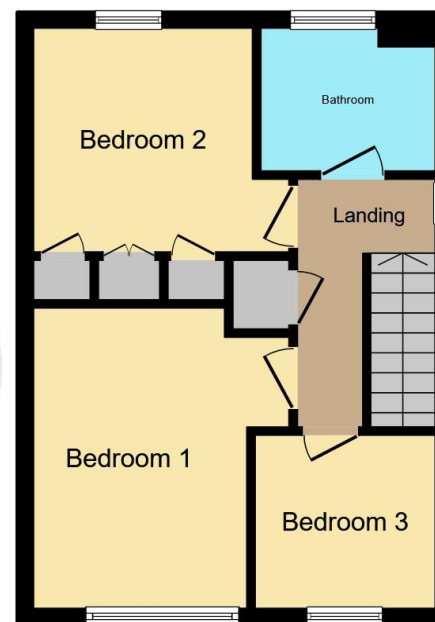








**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

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EPC Rating: Awaiting  
 Council Tax Band: C

Tenure: Freehold

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