



Bacon Close
Giltbrook NOTTINGHAM

burchell
edwards



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 are two power sockets and a garden shed.

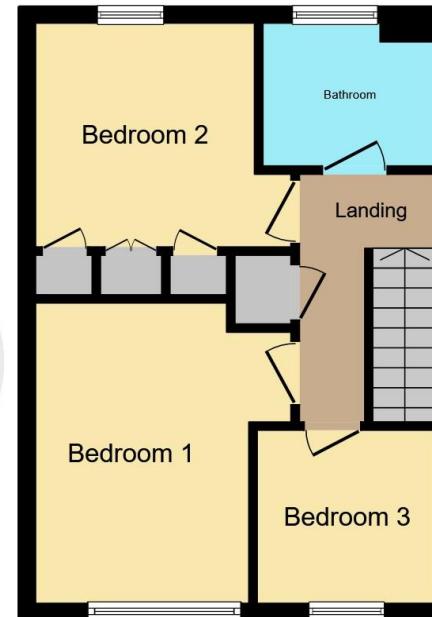








Ground Floor



First Floor

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:
 Awaited

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.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD206170 - 0001