



Smithurst Road  
Giltbrook Nottingham





# Smithurst Road Giltbrook Nottingham NG16 2UP

for sale  
£325,000



## Property Description

We are excited to bring to market this very well presented four-bedroom detached family home situated on the very popular estate of Giltbrook. The property briefly comprises of an entrance hallway, downstairs W.C ,Lounge, kitchen which is fitted with a range of contemporary units and dining space with bi-fold doors to the conservatory. To the first floor there are four bedrooms, an ensuite shower room to the main bedroom and a family bathroom. Outside the property there is a detached garage and driveway providing off road parking. The rear garden is mainly laid to lawn with secure composite fencing. Smithurst Road lies convenient for local amenities including shops and schools along with good access to local road links and public transport links.

## Entrance Hall

Accessed through the front door with access to the downstairs W/C , hardwood flooring and doors to the lounge and kitchen with stairs leading to the first floor.

## Lounge

17' 1" x 14' 3" ( 5.21m x 4.34m )

The lounge is situated to the front elevation with radiator and bay UPVC window, storage cupboard under the stairs, electric fire place and doors to the hallway and kitchen.

## Kitchen Diner

20' 4" x 10' 7" ( 6.20m x 3.23m )

The kitchen diner is situated to the rear of the property with matching wall and base units , a space for a raised electric over , induction hobs, laminate flooring , sink and drainer unit and plumbing for washing machine and dishwasher. The Kitchen also benefits for space for a dining area and has bi fold doors leading into the conservatory.

## Conservatory

10' 2" x 11' 9" ( 3.10m x 3.58m )

The conservatory is accessed from the kitchen and has UPVC windows to both sides and the rear elevation along with french doors leading out to the garden and garage area, laminate flooring power points and radiator.

## First Floor Landing

Allowing access to all areas of the first floor and laid to carpet.

## Bedroom One

.14' 1" x 11' 5" ( 4.29m x 3.48m )

Situated to the front elevation with carpet flooring, UPVC double glazed window to the front elevation , built in wardrobes and door leading to the ensuite.

## En-Suite

This three piece shower en-suite comprises of a shower cubicle, wash hand basin with mixer taps over and a low level W/C, tiled walls and vinyl flooring.

## Bedroom Two

10' 8" x 10' 9" ( 3.25m x 3.28m )

Situated to the rear elevation with UPVC double glazed window to the rear with radiator below, built in wardrobes and carper flooring.

## Bedroom Three

9' 7" x 9' 3" ( 2.92m x 2.82m )

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

## Bedroom Four

8' 6" x 7' 9" ( 2.59m x 2.36m )

Situated to the rear elevation with UPVC double glazed window, radiator and carpet flooring.

## Front

To the front the property stands back from the road with a small lawned area to the front and ample off road parking with drive leading down the side to the detached garage.

## Rear

The rear of the property has a patio area outside the conservatory and steps leading down to the lawned area with mature shrubs and composite fenced boundaries which allows for the perfect space to host in the warmer months,

## Garage

15' 8" x 8' 9" ( 4.78m x 2.67m )

The detached single garage benefits from an electric garage door and also power and lighting to the inside.



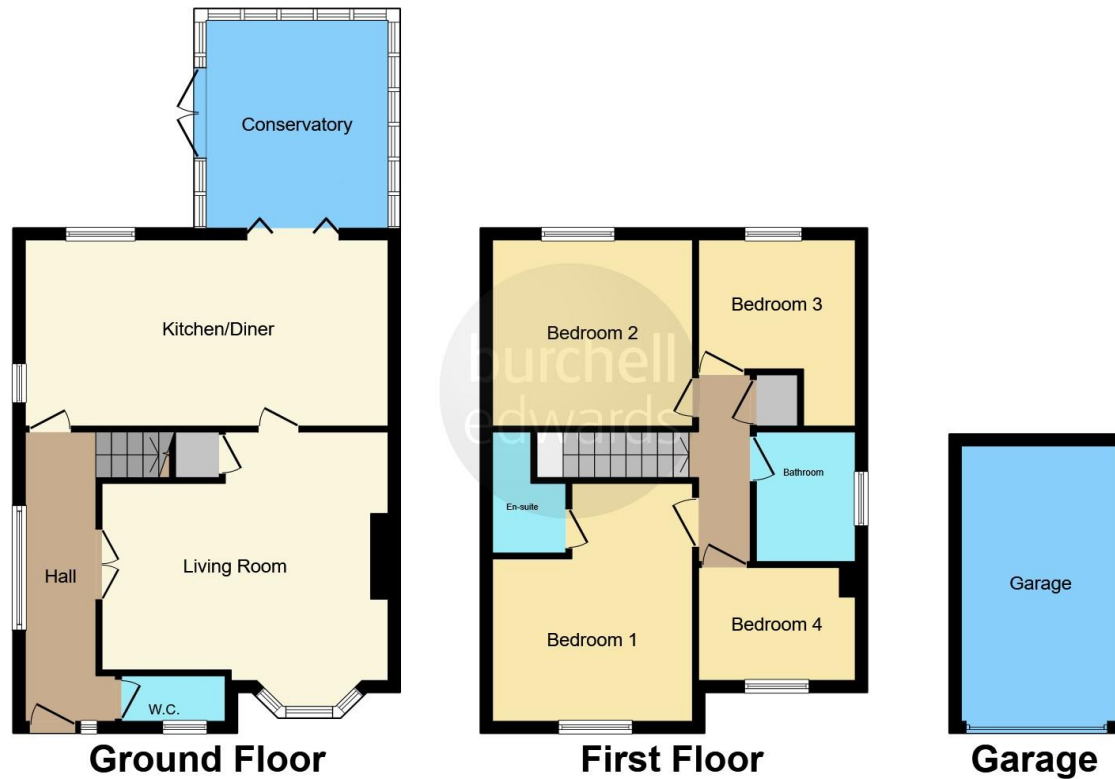












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**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

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**EPC Rating: C**

**Tenure: Freehold**

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