



The Heath, Giltbrook Nottingham

The Heath Giltbrook Nottingham NG16 2UU

for sale offers in the region of
£325,000



Property Description

BURCHELL EDWARDS are pleased to offer this very well presented four bedroom detached home on a quiet cul-de-sac in the sought after location of Giltbrook. The Heath is in close proximity to a wide variety of local amenities such as, schools, shops bus routes and major road links. In brief the property comprises of two reception rooms, fitted kitchen, conservatory, utility & downstairs WC, to the first floor are four great sized bedrooms, with the main bedroom benefiting from an ensuite and family bathroom. Outside to the front has off road parking and access to the integral garage and side access to the rear. The rear garden is fully secure and well maintained and private. This property must be viewed to be fully appreciate everything it has to offer.

Entrance Hallway

With access to the W/C, lounge, kitchen and utility as well as having stairs rising to the first floor.

Lounge

15' 10" x 11' 5" (4.83m x 3.48m)
With a UPVC double glazed window to the front, radiator, doors to the dining room, ceiling light and carpet flooring.

Dining Room

11' 5" x 8' 10" (3.48m x 2.69m)
With a door to the kitchen, radiator, carpet flooring, ceiling light and sliding doors to the conservatory.

Kitchen

17' 3" x 14' 10" (5.26m x 4.52m)
A modern fitted kitchen with a range of matching wall and base units, complementary work surfaces over and an inset stainless steel sink and drainer unit with mixer tap over. You will find a feature island with storage and plug sockets. There is a built-in double electric oven with gas hob and extractor hood as well as a plate warmer, you will also find a dishwasher. With a double glazed UPVC window overlooking the delightful rear garden, two sky lights, spot lights to the ceiling, french doors leading out to the garden and a door leading to the side of the property.

Conservatory

14' 5" x 10' 1" (4.39m x 3.07m)
With laminate flooring, radiator and a door leading to the kitchen.

Utility Room

8' 9" x 6' 5" (2.67m x 1.96m)
With laminate flooring, radiator, UPVC double glazed window to the side, an inset stainless steel sink and drainer unit with mixer tap over, wall mounted boiler, ceiling light and space and plumbing for a washing machine.

First Floor Landing

With access to the four bedrooms, family bathroom suite and a handy storage cupboard.

Bedroom One

14' 5" Plus door recess x 11' 8" Plus door recess (4.39m Plus door recess x 3.56m Plus door recess)
With a UPVC double glazed window to the front, radiator, ceiling light, door to the en-suite and carpet flooring.

En-Suite

With a shower cubicle, vanity unit with W/C, UPVC double glazed window to the side and heated towel rail.

Bedroom Two

13' 6" x 11' 7" (4.11m x 3.53m)
With a UPVC double glazed window to the front, radiator, ceiling light, carpet flooring and wardrobes which are included in the sale.

Bedroom Three

11' 7" x 11' 2" (3.53m x 3.40m)
With a UPVC double glazed window to the rear, radiator, ceiling light, carpet flooring and wardrobes which are included in the sale.

Bedroom Four

9' 1" x 8' (2.77m x 2.44m)
With a UPVC double glazed window to the rear, radiator, ceiling light, carpet flooring and wardrobes which are included in the sale.

Bathroom

A fitted suite comprising of a panel bath with shower over, vanity unit with W/C, double glazed UPVC window to the rear and fully tiled walls and flooring.

Front

To the front, the property benefits from off road parking as well as access to the integral garage and side access to the rear.

Rear

To the rear, you will find a delightful garden which is fully secure, well maintained and private. The garden offers astro turf, a decking area as well as raised beds with planting.

Garage

With up and over doors as well as a door to the side of the garage.









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

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EPC Rating: C

Tenure: Freehold

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Property Ref: EWD206824 - 0002