

SUPERIOR HOMES

ROYSTON & LUND



3 Bowness Close

Gamston | NG2 6PE

Guide Price £775,000 - £800,000

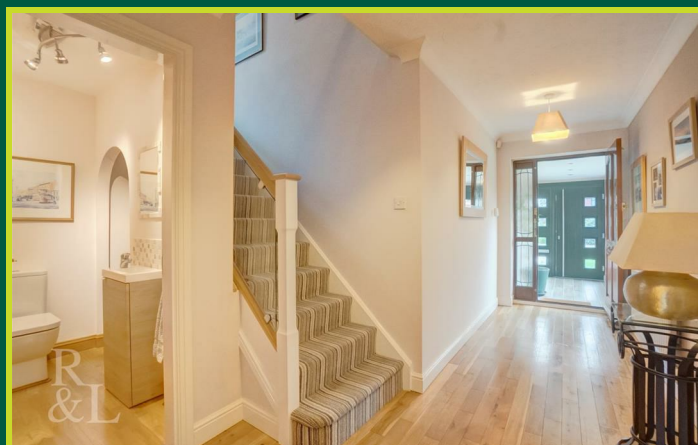
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Royston & Lund are delighted to present this superb, extended detached family home situated within the highly sought after location of Bowness Close in Gamston. The property is located within close proximity to excellent amenities including walks along Grantham Canal, easy access to West Bridgford town centre and nearby to well-regarded schools.

Upon entering the property you are welcomed by the porch which provides further access to the entrance hall. The entrance hall provides access to the accommodation throughout including a useful ground floor WC and a cloakroom store. The first door on the left takes you into the spacious sitting room which includes a large fireplace with a log burner as well as a bay window to the front elevation. Part of the side extension includes an office which is ideal for those who work remotely, it also includes an internal secure store. The breakfast kitchen includes a modern range of units which provide ample storage, sleek countertops and there is also integral appliances including double Neff ovens. To the rear there is the main family room which currently acts as a lounge/dining room. The nicely-sized lounge/dining room benefits from vaulted ceilings as well as bi-fold doors directly into the garden.

Heading to the first floor you are greeted by a large landing space which allows access into the bedrooms. The property comprises of four double bedrooms, all benefitting from stylish en-suite shower room/WCs.

Outside, to the front of the property there is a double-width driveway which leads to a large garage. Internally the garage includes an electric car charger, the boiler and a plumbed in stainless steel sink. The rear garden comprises of a modern patio which is ideal for garden furniture, Koi carp pond as well as a well-maintained lawn which has a surround of lovely plants and shrubs. Lastly, there is a second secure storage which is accessed via the rear garden.





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- Detached Family Home In Gamston
- Extended In 2018 To The Side & Rear
- Solar Panels Which Provide a Revenue of Approx £2,500 Per Annum Which Is Index Linked Until 2035
- Four Double Bedrooms All With En-Suites
- Modern Breakfast Kitchen With Appliances
- Two Reception Rooms With An Additional Office
- Generous Plot With Good-Sized Garden & Driveway
- Freehold - EPC Rating C
- Council Tax Band F





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Gamston, Nottingham, situated on the outskirts of the city, is a thriving suburb known for its modern amenities and convenient access to both urban and rural landscapes. Offering a blend of residential tranquility and urban convenience, Gamston boasts a range of housing options, from family homes to contemporary apartments, catering to diverse lifestyles.



The area is served by reputable schools, making it an attractive choice for families. With easy access to major roadways, including the A52 and A606, Gamston provides excellent connectivity for commuters and travelers alike. Nearby retail parks and leisure facilities offer ample opportunities for shopping, dining, and recreation. Its proximity to the picturesque countryside of Nottinghamshire allows residents to enjoy outdoor pursuits such as hiking and cycling.

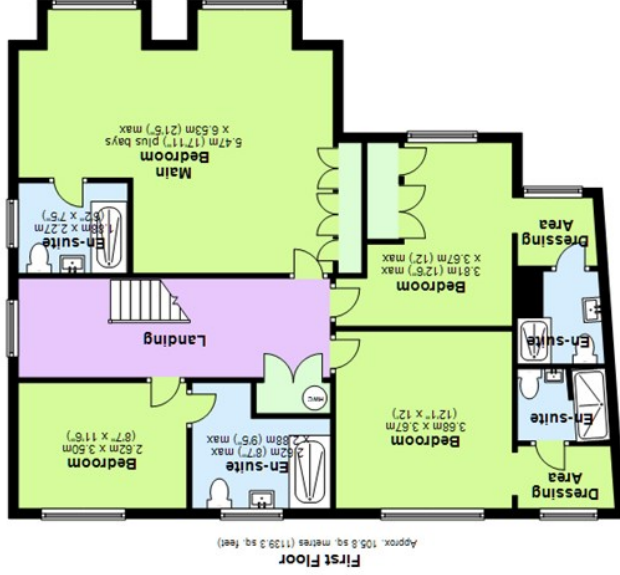
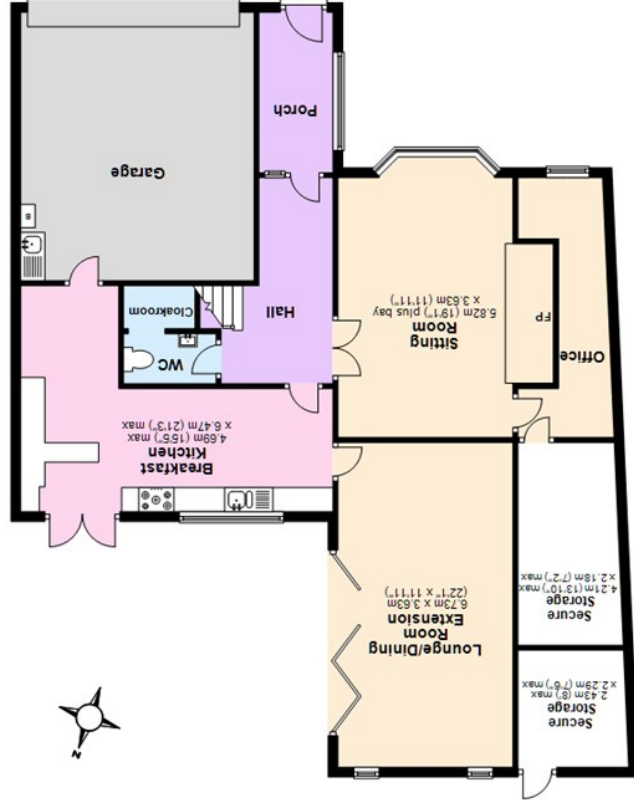


Overall, Gamston presents a desirable living environment, combining the best of suburban living with the amenities of city life.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plans produced using AutoCAD.

Total area: approx. 244.3 sq. metres (2629.6 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
(92 plus) A	(92 plus) A	(1-20) G	(1-20) G
(81-91) B	(81-91) B	(21-38) F	(21-38) F
(69-80) C	(69-80) C	(39-54) E	(39-54) E
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(73) →	(73) →	(73) →	(73) →
(74) →	(74) →	(74) →	(74) →
Current	Potential	Current	Potential

EPC

