



Wenlock Close
Giltbrook Nottingham

burchell
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Wenlock Close Giltbrook Nottingham NG16 2WF

for sale
£180,000



Property Description

Set discreetly at the head of a quiet cul-de-sac, this attractive two-bedroom semi-detached home offers smart, modern living within a well-regarded Giltbrook development.

The ground floor features a stylish high-gloss kitchen with a pleasant outlook over the rear garden, alongside a generous lounge diner ideal for both relaxing and entertaining. Upstairs, two well-proportioned double bedrooms are complemented by a sleek, contemporary shower room.

Outside, the enclosed rear garden has been designed for easy upkeep with a decked seating area and lawn, while a private driveway to the front provides convenient off-road parking.

Ideally positioned for access to local green spaces, Giltbrook Retail Park, Kimberley and Eastwood town centres, and the A610, this home is perfectly suited to modern buyers seeking a quiet yet well-connected location.

Entrance Hall

Entered via a uPVC front door, the entrance hall has stairs rising to the first floor, a door leading into the lounge and a uPVC double glazed window to the front.

Lounge

15' 1" x 12' 10" (4.60m x 3.91m)
UPVC double glazed window to the front, electric fire with granite back and hearth & wooden surround, under stairs storage cupboard, opening to breakfast kitchen.

Kitchen

12' 9" max x 8' 1" max (3.89m max x 2.46m max)
A range of matching high gloss wall & base units, work surfaces incorporating a single sink unit and drainer. Integrated appliances to include: fridge freezer, washing machine and electric oven & hob with extractor fan over. Cupboard housing the wall mounted combination boiler, ceiling spotlights, radiator. UPVC double glazed French doors to the rear garden and uPVC double glazed windows to the rear and side.

Landing

The first-floor landing provides access to both bedrooms and the shower room.

Bedroom One

10' 3" max x 9' 8" max (3.12m max x 2.95m max)
Positioned to the front of the property, this double bedroom benefits from two uPVC double glazed windows, an over-stairs storage cupboard, an additional cupboard housing the hot water tank and a radiator.

Bedroom Two

.13' 1" x 7' 10" (3.99m x 2.39m)
A further double bedroom overlooking the rear garden, with a uPVC double glazed window and radiator.

Family Bathroom

Fitted with a contemporary white three-piece suite comprising a WC, vanity wash hand basin and a double shower enclosure with dual rainfall-style shower. Additional features include a wall-mounted mirrored vanity cupboard, heated towel rail, ceiling spotlights and an obscured uPVC double glazed window to the rear.

Outside And Parking

To the front of the property is a driveway providing off-road parking, along with a small, gravelled frontage. The enclosed rear garden features a decked seating area leading onto a lawn, with fenced boundaries and gated side access.

Agents Note

The seller has advised that the combination boiler is located in the kitchen, is approximately three years old and was last serviced two years ago.







To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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