



Garner Road, Nottingham, NG16 2WT

£250,000

Attractive three bedroom family home which provides landscaped rear gardens with high degrees of privacy and a modern interior throughout. Located in the popular area of Giltbrook just off Smithurst Road. Garner Road is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation comprises of an entrance hall, open plan kitchen/diner and lounge overlooking the rear garden and downstairs W.C. To the first floor are three bedrooms, the master benefiting from an ensuite and a family bathroom. Outside, there is a driveway to the front providing off road parking for two cars with access to the rear gardens.



19 Garner Road, Giltbrook, Nottingham, NG16 2WT

ENTRANCE HALL

Good sized entrance hall with stairs to first floor, storage, lvt flooring

CLOAKROOM WC

Low level wc, wash hand basin, tiled surrounds

OPEN PLAN KITCHEN DINING AREA

24'11" x 11'5" (7.6 x 3.5)

Double glazed doors to rear gardens, lvt flooring throughout, kitchen area has modern floor and wall units with work surfaces over, integrated and free standing appliances

LIVING AREA 12'1" x 13'9" (3.7 x 4.2)

Double glazed window to front aspect, open plan to dining kitchen area, lvt flooring

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 10'9" x 9'10" (3.3 x 3.0)

Double glazed window, carpet flooring

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 8'10" x 8'2" (2.7 x 2.5)

Double glazed window, carpet flooring

BEDROOM 10'9" x 8'10" (3.3 x 2.7)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

REAR GARDENS

Landscape rear gar

PARKING

Allocated private parking adjacent to the property





