

DISTINCTIVE
HOMES
by



Fellside Close

Gamston, Nottingham, NG2 6PZ

Fellside Close

Gamston, Nottingham, NG2 6PZ

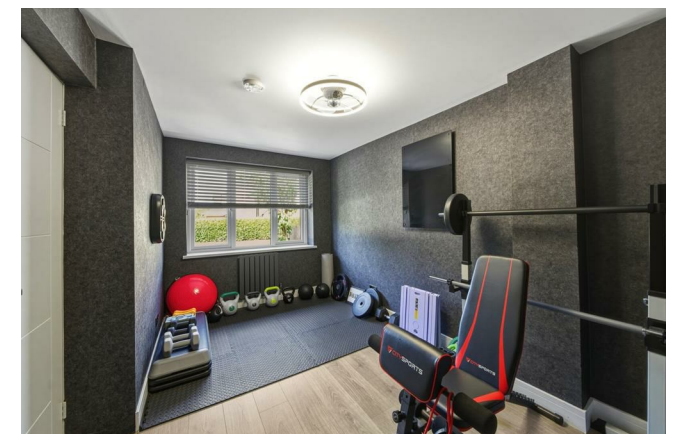
GUIDE PRICE £875,000 - £895,000 Situated in the ever-popular location of Gamston, this beautifully extended and thoughtfully renovated five-bedroom detached family home offers over 2,300 sq. ft. of versatile living accommodation, perfectly suited to modern family life. Occupying a unique cul-de-sac position within the catchment area for highly regarded schools, whilst being just a short distance from local amenities and the Grantham Canal, and a short walk from Central Avenue, this is a home not to be missed.





The property is approached via a generous driveway providing off-road parking, complemented by an attractive front garden

Stepping inside, the impressive accommodation has been designed with both everyday living and entertaining in mind. The heart of the home is the stunning open-plan kitchen and dining room, complete with a central island and an abundance of natural light. This space further flows into the open plan living space and games room, creating a fantastic family or entertaining space. Bi-fold doors across the rear elevation open directly onto the composite decked terrace, creating a seamless transition between indoor and outdoor living, whilst offering flexibility and privacy via integrated blinds. The ground floor further benefits from a separate spacious sitting room, dedicated gym, useful cloakroom/utility room and downstairs WC, offering exceptional flexibility for growing families or those working from home.





To the first floor, the generous landing provides access to five well-proportioned bedrooms. The master suite enjoys its own dressing room and en-suite shower room, whilst the impressive second bedroom also benefits from its own en-suite. Three further bedrooms are served by the contemporary family bathroom.

Outside, the rear garden has been designed for low-maintenance enjoyment, featuring a stylish composite decking area directly accessed from the kitchen, ideal for al fresco dining and summer entertaining. The remainder of the garden is laid to lawn, providing a fantastic space for children to play or for relaxing with family and friends.

Offering an exceptional blend of space, style and location, and having been fully renovated throughout, this outstanding home is ready for its next owners to move straight in and enjoy.





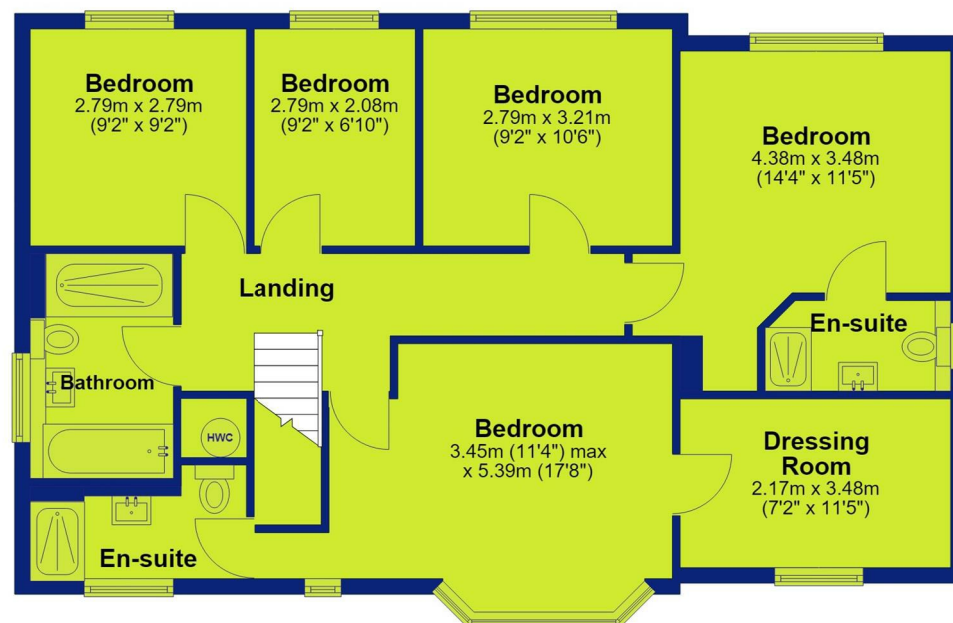
Ground Floor

Approx. 133.4 sq. metres (1435.7 sq. feet)



First Floor

Approx. 83.0 sq. metres (893.8 sq. feet)



Total area: approx. 216.4 sq. metres (2329.5 sq. feet)



DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

FHP, their clients and joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or their client of otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and FHP have not tested any service, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11



Interested in this home?

Call the FHP Living Distinctive Homes Team



Jules Hunt

Mobile: 07917 460 033
jules@fhpliving.co.uk

Tel: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB