



33 Great North Road, Gamston,
DN22 0PZ



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£220,000



KEY FEATURES

- NO UPWARD CHAIN
- SEMI-RURAL LOCATION
- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- BATHROOM AND SEPARATE ENSUITE
- EPC RATING E
- FREEHOLD





This well-presented three-bedroom, semi-detached house offers an exceptional opportunity for those seeking a comfortable residence in a sought-after semi-rural location. The property is arranged over two floors and benefits from a contemporary layout designed to maximise living space and natural light. Upon entering, residents are welcomed by a spacious lounge, providing a versatile area for relaxation or entertaining guests. Adjacent to the lounge is a well-appointed kitchen diner, offering ample storage and workspace, ideal for day-to-day living and mealtimes with family or friends.

enhancing practicality and ease of access for residents or visitors. Set on a freehold tenure, this property presents a solid long-term investment in a well-regarded area.

Local area

The property is situated in Gamston, Nottinghamshire, a location that effortlessly balances the tranquillity of semi-rural surroundings with proximity to local amenities. Residents benefit from nearby green spaces and recreational opportunities, with convenient access to transport links, educational institutions, and a range of services. Gamston's community atmosphere and setting within Nottinghamshire make it a desirable area for individuals and families seeking both connectedness and respite.



The accommodation comprises three bedrooms, delivering flexibility for a range of requirements, including family living or remote working arrangements. The property features a main bathroom complemented by a separate ensuite, ensuring convenience and privacy for occupants. Additional notable features include kerosine central heating and the advantage of an EPC rating 'E'. The house is offered for sale with no upward chain, enabling a smoother transaction process.

Porch 1.8m x 2.1m (5'11" x 6'11")

Obscure double glazed door to the left aspect, with double glazed windows to the front and right. Fitted with a freestanding fridge freezer and allowing space and plumbing for a washing machine. Multi-paned door providing access into the kitchen.



Externally, the residence provides a private, low-maintenance garden, presenting a pleasant outdoor space which is ideal for relaxation or alfresco dining. A gated driveway provides dedicated off-street parking, further

Kitchen 2.9m x 5.4m (9'6" x 17'8")

Fitted with a range of wall and base units, comprising timber cupboards and drawers set beneath solid wood worktops. Fitted with a new electric cooker and new kerosine central heating boiler. Single bowl sink with drainer, double glazed window to the front aspect, tile-effect flooring, and a double panel radiator.



Conservatory 3.1m x 3.9m (10'2" x 12'10")

Double glazed windows to the front, side, and rear, along with a matching door to the front. Tiled flooring, double panel radiator, polycarbonate hipped roof, and fitted with power, sockets and window blinds.

Sitting Room 4.5m x 5.4m (14'10" x 17'8")

Featuring a double glazed bow window to the front and an additional window to the rear. Two double panel radiators, television point, and an open brick fireplace with a wrought iron basket. Storage area under staircase.

First Floor Landing 3m x 3.6m (9'10" x 11'10")

Access to loft space with loft ladder, double glazed window to the rear, double panel radiator, and a cupboard housing the hot water tank and immersion heater

Bedroom One 3.5m x 4.8m (11'6" x 15'8")

Double glazed window to the front aspect and a double panel radiator. Corner wrought iron fireplace.

En-Suite 1.8m x 1.9m (5'11" x 6'2")

Fully tiled shower cubicle with Triton electric shower, pedestal wash basin, low-level WC, obscure double glazed window to the front, and a ladder-style towel radiator.

Bedroom Two 2.9m x 2.9m (9'6" x 9'6")

Double glazed window to the side aspect and a panel radiator.

Bedroom Three 1.8m x 3.2m (5'11" x 10'6")

Double glazed window to the rear, panel radiator, and a built-in single bed with drawers underneath.

Bathroom 1.9m x 2.4m (6'2" x 7'11")



Comprising a panel bath, pedestal wash basin, and low-level WC. Obscure double glazed window to the side, double panel radiator, tile-effect flooring, and partially tiled walls.

Gardens & Grounds

Accessed via a private driveway from Great North Road, A wide metal gate opens leading to off road parking. The side and rear gardens, are designed for low maintenance.

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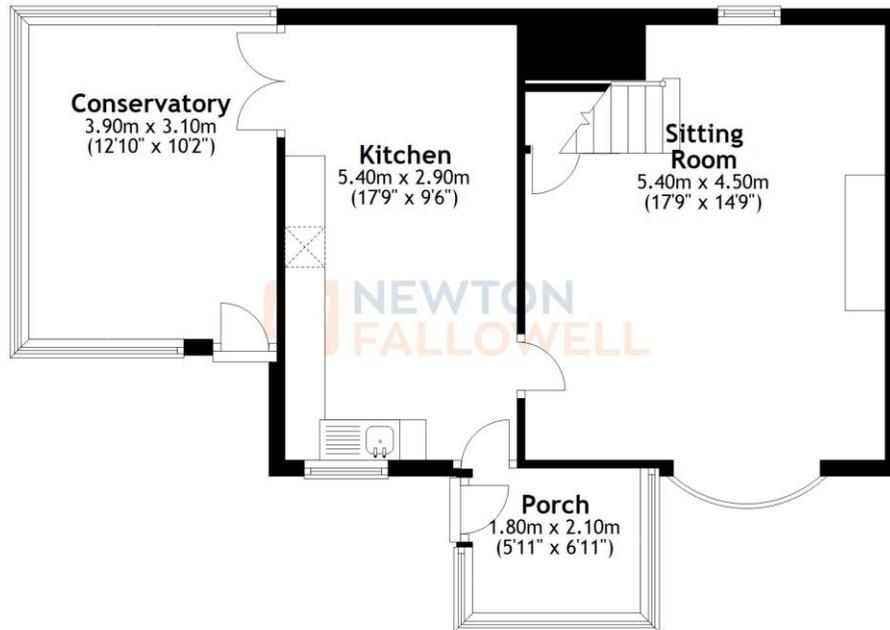
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Services

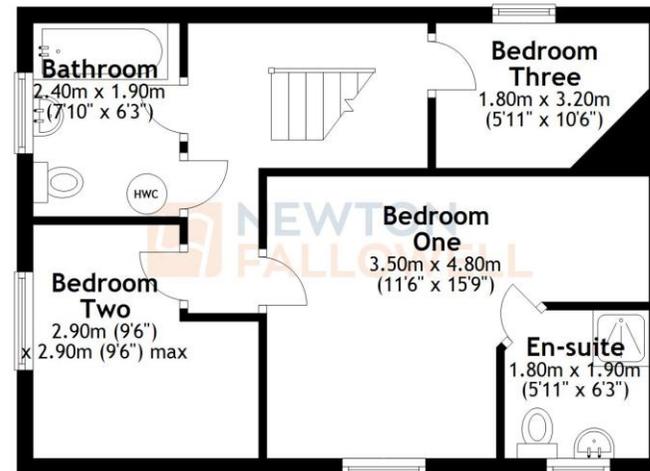
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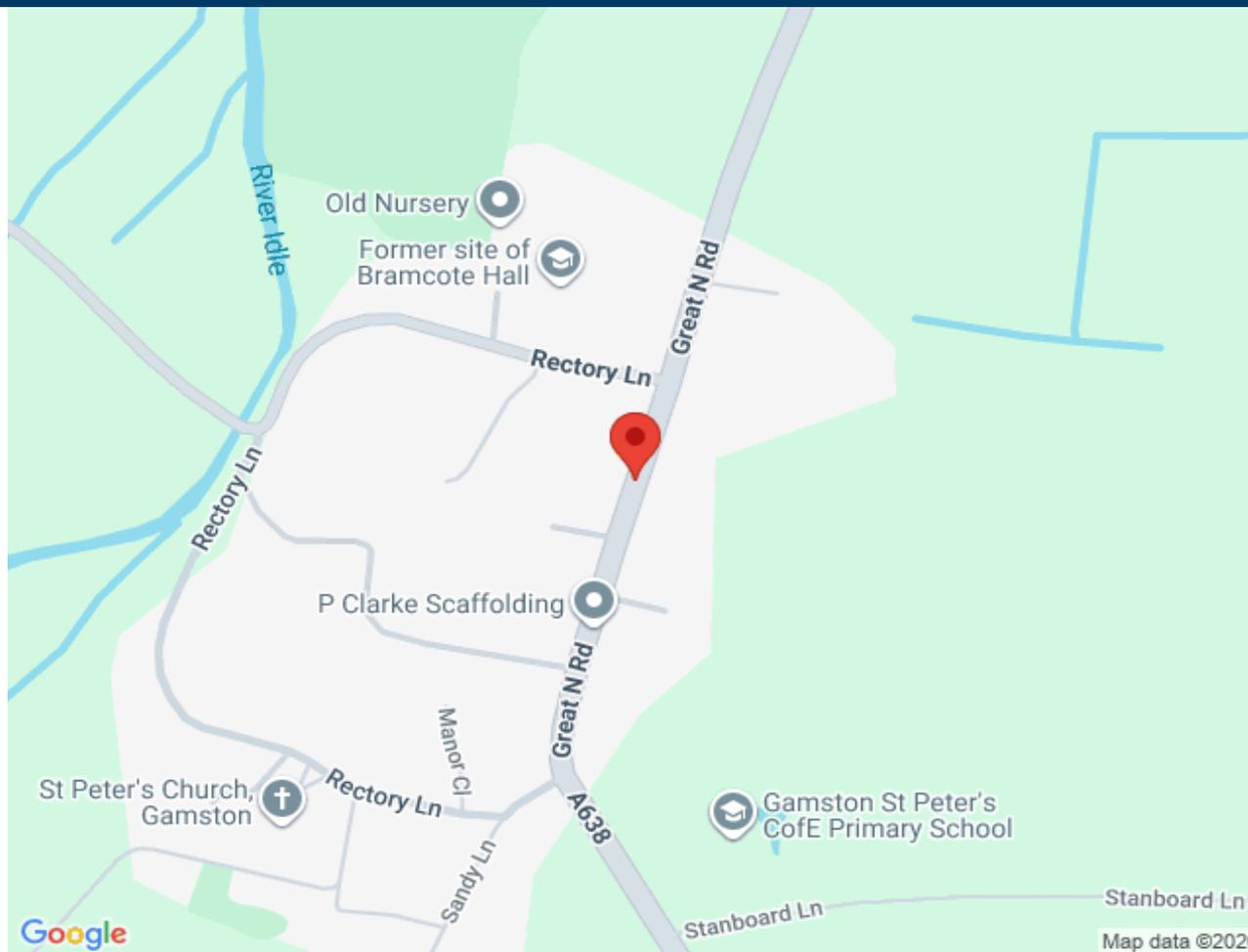
Ground Floor



First Floor



Total area: approx. 100.0 sq. metres (1076.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

