



36c Smithurst Road
Giltbrook NOTTINGHAM

burchell
edwards



Property Description

Situated on the popular Smithurst Road in Giltbrook, this well-presented four-bedroom detached home offers spacious and versatile accommodation throughout. The property benefits from a bright living/dining room with access to an orangery overlooking the rear garden, creating an ideal space for both relaxing and entertaining. The fitted kitchen includes a breakfast bar and a range of integrated appliances, with access to a useful rear hallway and ground floor WC.

Upstairs, there are four well-proportioned bedrooms, including a main bedroom with en-suite, alongside a modern family bathroom. Additional benefits include fitted wardrobes and storage to several rooms.

Externally, the property boasts a generous driveway providing ample off-road parking, while the enclosed rear garden features patio seating areas, lawn, and mature planting, offering a good degree of privacy.

This is an excellent opportunity to acquire a spacious family home in a sought-after location, close to local amenities and transport links.

Porch

Accessed via double entrance doors, the porch has been recently added to enhance both security and insulation. It features a window to the side and an internal window through to the hallway, allowing natural light to flow through. Finished with tiled floor, the porch also provides access into the entrance hall via an internal door.

Hallway

A welcoming hallway with a side-facing window and solid oak flooring. Featuring a wall-mounted radiator, doors leading to the living room, and stairs rising to the first floor.

Living / Dining Room

A bright and spacious dual-purpose reception room with a double-glazed window to the front elevation, solid oak flooring, and a wall-mounted radiator. Double doors open into the orangery, with an additional door providing access to the kitchen.

Rear Hallway

A practical rear hallway with tiled flooring and doors leading to the kitchen, WC, dining room, and a useful storage area. A further door provides access to the side elevation.

Dining Room

Positioned to the front of the property, this versatile room benefits from a double-glazed window, solid oak flooring, a wall-mounted radiator, and built-in storage.

Cloakroom / Wc

Fitted with a ceramic WC and vanity wash hand basin, complemented by tiled flooring and a wall-mounted radiator.

Kitchen

A well-appointed kitchen featuring a breakfast bar and double-glazed windows overlooking the rear garden. Equipped with a black inset uPVC sink and drainer, dishwasher, electric hob, oven, and cooker hood. Finished with tiled flooring and access into the rear hallway.

Orangery

A light-filled addition with double glazed windows to all sides and double doors opening onto the garden. Tiled flooring makes this a perfect year-round living or entertaining space.

Bedroom One

A comfortable double bedroom with a double-glazed window to the front, wall-mounted radiator, fitted storage, and carpeted flooring.

En-Suite

Comprising a ceramic WC, vanity wash hand basin, and walk-in shower. Finished with tiled flooring and a radiator.

Bedroom Two

A generous bedroom with a front-facing double-glazed window, fitted wardrobes, additional storage, carpeted flooring, and a wall-mounted radiator.

Bedroom Three

Featuring a double-glazed window to the rear, wall-mounted radiator, and carpet flooring.

Bedroom Four

A well-proportioned room with a rear-facing double-glazed window, fitted wardrobe, wall-mounted radiator, and carpeted flooring.

Bathroom

Fitted with a ceramic WC, vanity wash hand basin, and walk-in shower. Completed with tiled flooring and a radiator.

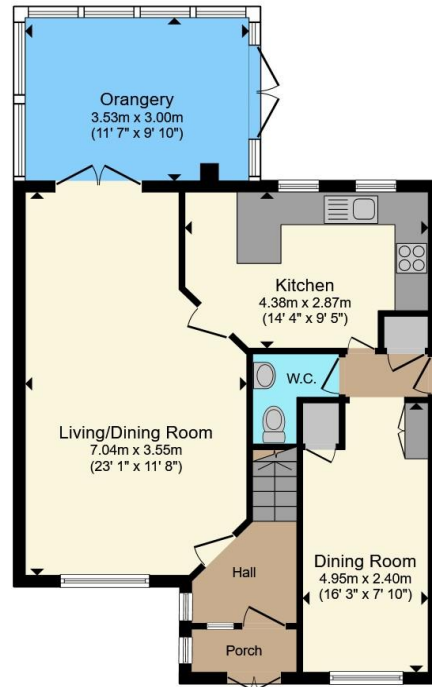
Externals

Externally, the property boasts a generous driveway providing ample off-road parking, while the enclosed rear garden features patio seating areas, lawn, and mature planting, offering a good degree of privacy.

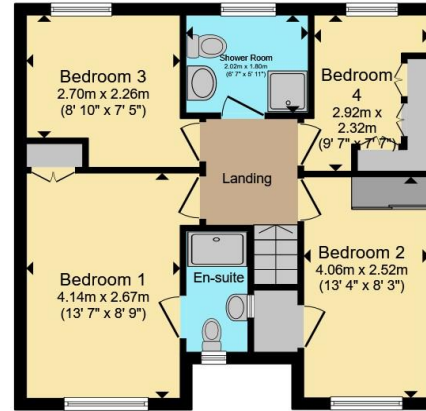








Ground Floor



First Floor

Total floor area 120.6 m² (1,298 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD207626 - 0008