



Veronica Drive
Giltbrook Nottingham

burchell
edwards



Property Description

Beautifully modernised throughout, this stylish two-bedroom home sits within a quiet cul-de-sac on the popular Giltbrook Estate. The contemporary kitchen/diner overlooks a private, enclosed rear garden that is not overly overlooked, offering a peaceful outdoor retreat. Additional features include a garage, off-road parking and a high-quality, move-in ready interior. Ideally located for excellent road links, with easy access to the A610, M1 and surrounding commuter routes. A perfect choice for first-time buyers or downsizers seeking comfort, privacy and convenience.

Porch

A neatly presented and practical porch accessed from the front elevation, offering useful built-in storage and providing a welcoming entry into the home.

Lounge

Beautifully presented lounge accessed via the front door, featuring modern laminate flooring and a bright double glazed window to the front elevation. The room enjoys a spacious feel with a staircase leading to the first floor.

Kitchen/Diner

A well-presented and contemporary kitchen/diner fitted with matching wall and base units finished with attractive wooden worktops. Appliances include a dishwasher, washing machine, fridge freezer, integrated oven and cooker hood. A sink and drainer unit with mixer tap sits beneath ample workspace, while patio doors open out to the rear garden. A wall-mounted radiator provides comfort, making this a perfect area for cooking, dining and entertaining.



First Floor Landing

Carpeted landing giving access to the boarded loft space and housing the boiler, with doors leading to all first-floor rooms.

Bedroom One

A spacious double bedroom with modern carpet flooring, two double glazed front-facing windows for excellent natural light, and two wall-mounted radiators for year-round comfort.

Bedroom Two

A well-presented second bedroom featuring carpet flooring, a double glazed window overlooking the rear garden, and a wall-mounted radiator.

Bathroom

A modern family bathroom with tiled flooring, part tiled walls, a bath with shower over, ceramic toilet, wash hand basin, wall-mounted radiator and two opaque double glazed windows to the rear.

Externals

To the front, the property features a low-maintenance loose slate area with bushes and a pathway leading to the front door. A driveway provides parking for one car and leads to a single garage.

The rear garden is beautifully arranged for low-maintenance living, offering a two-level slabbed patio, decking area, artificial grass, raised planters and a variety of plants and shrubs. There is also a door providing access into the garage and full fenced boundaries for privacy.

Garage

Single garage with up-and-over door, equipped with power and lighting, and benefiting from a rear access door opening directly into the garden.

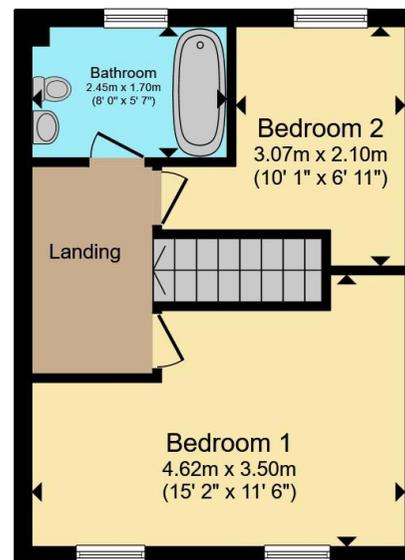








Ground Floor



First Floor

Total floor area 74.7 m² (804 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: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207411



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: EWD207411 - 0005