



The Heath
Giltbrook NOTTINGHAM

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edwards



Property Description

Tucked away on The Heath in Giltbrook, this well presented and spacious extended family home sits within a quiet cul-de-sac and enjoys a private rear aspect with a public footpath beyond.

The accommodation begins with an entrance hall with stairs rising to the first floor and access to a cloakroom/WC. A generous living room features a bay window to the front, an additional window to the rear and opens through to the dining room, creating an ideal social space. Sliding doors lead into the conservatory, a bright additional reception with windows on all sides and direct access to the garden.

The kitchen offers a range of matching wall and base units with inset stainless-steel sink and drainer, electric oven and gas hob, plus space and plumbing for appliances. It opens through to a useful utility room with further storage, appliance space and a door out to the rear.

Upstairs, the landing leads to four bedrooms, including the principal bedroom with an en-suite shower room, and a family bathroom. The loft space is partly boarded and benefits from lighting.

Outside, the frontage provides parking for up to three vehicles, an EV charging point and a driveway to the side leading to a single garage with electric door.

The rear garden is mainly laid to lawn with patio seating areas, established shrubs and trees, outdoor tap and sockets, and is not overlooked.

Entrance Hall

Entered via the front door, the hall features a practical vinyl floor, a wall-mounted radiator and a double glazed window to the front. Stairs rise to the first floor, with doors leading to the cloakroom/WC, living room, dining room and kitchen.

Cloakroom / Wc

Fitted with a ceramic toilet and a wash hand basin set within a vanity unit. Finished with vinyl flooring, a wall-mounted radiator, half-height tiling to the walls and a double glazed opaque window to the front.

Living Room

A spacious reception room with a carpeted floor, wall-mounted radiator and a double glazed bay window to the front, plus an additional double glazed window to the rear. An open arch leads through to the dining room, while sliding doors open into the conservatory.

Dining Room

Open plan to the living room via an archway, the dining room offers carpet flooring, a wall-mounted radiator and a double glazed window overlooking the rear.

Conservatory

A brick-built conservatory providing an additional reception space. Carpeted and surrounded by windows to all sides, with a door opening to the rear garden and sliding doors connecting back into the living room.

Kitchen

Fitted with matching wall and base units and an inset stainless steel sink and drainer. The room has a tiled floor, a wall-mounted radiator and a double glazed window to the side. Appliances include an electric oven and gas hob, with plumbing and space for a washing machine. A cupboard houses the boiler, there is a loft entrance, and the kitchen opens through to the utility room.

Utility Room

A useful addition with a tiled floor, further wall and base units, and a double glazed window to the rear. There is space and plumbing for a washing machine and dryer, it is open to the kitchen, and a door provides access out to the rear garden.

First Floor Landing

Carpeted landing with a double glazed window to the front, and doors giving access to all bedrooms and the bathroom.

Bedroom One

A carpeted double bedroom with a double glazed window to the rear, wall-mounted radiator and direct access into the en-suite.

En-Suite

Comprising a ceramic toilet and wash hand basin, plus a walk-in shower. Finished with a tiled floor, half-height tiling to the walls, an extractor fan and a double glazed opaque window to the rear.

Bedroom Two

Carpeted bedroom with a double glazed window to the rear and a wall-mounted radiator.

Bedroom Three

Carpeted bedroom with a double glazed window to the front, wall-mounted radiator and built-in storage.

Bedroom Four

Currently used as an office, this room offers LVT flooring, a double glazed window to the front and a wall-mounted radiator.

Bathroom

Fitted with a bath, ceramic toilet and a wash hand basin with vanity and shelf. Complemented by tiled flooring, half-height tiling, a wall-mounted towel radiator, mirror and a skylight.

Loft Space

Partly boarded loft area with lighting.

Externals

The front of the property provides parking for up to three vehicles, with a driveway running down the side to the garage. There is a lawned frontage with hedge-row surround, a tree, gated access to the rear garden and an EV charging point.

Mainly laid to lawn with a slabbed patio area around the rear of the property and further patio seating at the end of the garden. The garden offers access into the conservatory and is enclosed by fencing, hedge row and a brick wall, with established trees, shrubs and plants. Additional features include a bin shed, outdoor tap and outdoor sockets. The garden is not overlooked, with a public footpath positioned behind.

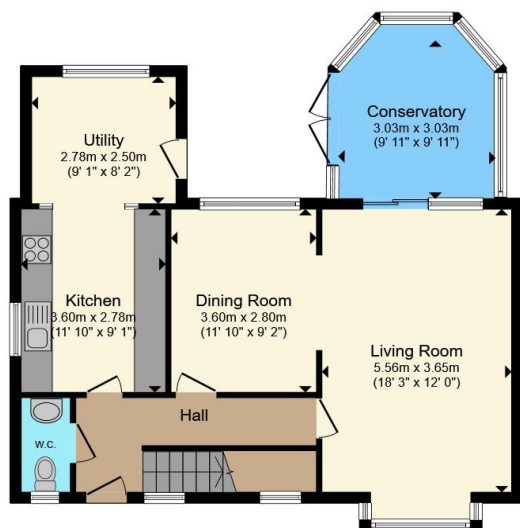
Garage

Single garage with electric in the form of lighting and multiple power sockets.

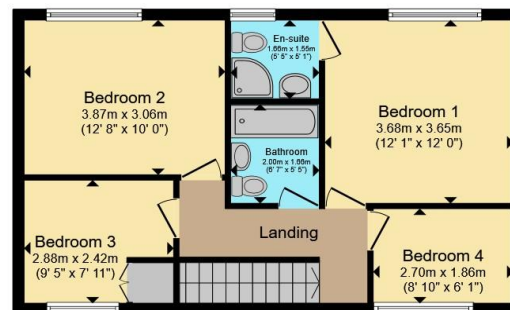








Ground Floor



First Floor



Garage

Total floor area 135.8 m² (1,462 sq.ft.) approx

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