



## Garner Road, Nottingham, NG16 2WT

£239,950

**\*\*BACK ON THE MARKET\*\*** Attractive three bedroom family home which provides landscaped rear gardens with high degrees of privacy and a modern interior throughout. Located in the popular area of Giltbrook just off Smithurst Road. Garner Road the property is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the accommodation comprises of an entrance hall, open plan kitchen/diner and lounge overlooking the rear garden and downstairs W.C. To the first floor are three bedrooms, the master benefiting from an ensuite and a family bathroom. Outside, there is a driveway to the front providing off road parking for two cars with access to the rear gardens.



# 19 Garner Road, Giltbrook, Nottingham, NG16 2WT

## ENTRANCE HALL

Good sized entrance hall with stairs to first floor, storage, lvt flooring

## CLOAKROOM WC

Low level wc, wash hand basin, tiled surrounds

## OPEN PLAN KITCHEN DINING AREA 24'11" x 11'5" (7.6 x 3.5)

Double glazed doors to rear gardens, lvt flooring throughout, kitchen area has modern floor and wall units with work surfaces over, integrated and free standing appliances

## LIVING AREA 12'1" x 13'9" (3.7 x 4.2 )

Double glazed window to front aspect, open plan to dining kitchen area, lvt flooring

## FIRST FLOOR LANDING

Loft access, carpet flooring

## MAIN BEDROOM 10'9" x 9'10" (3.3 x 3.0)

Double glazed window, carpet flooring

## EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

## BEDROOM 8'10" x 8'2" (2.7 x 2.5)

Double glazed window, carpet flooring

## BEDROOM 10'9" x 8'10" (3.3 x 2.7)

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds

## REAR GARDENS

Landscaped rear gardens

## PARKING

Allocated private parking adjacent to the property





