



2 Bed House

7 Rose Cottages
Nottingham Road
Giltbrook
Nottingham
NG16 2GS

Guide Price £205,000

Fletcher
& Company

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- Characteristic Cottage • Two Double Bedrooms • Two Reception Rooms • Ample off-street Parking • Detached Garage • Downstairs WC • Close Proximity to Public Transport Links • Easy Access to Ample Amenities • Short Commute to A610 and M1 (Junction 26) • Good Links to Nottingham and Derby

GUIDE PRICE £205,000 - £215,000

A charming and well-presented two-bedroom semi-detached cottage, occupying a pleasant position within the popular village of Giltbrook and offering a wonderful blend of character and practicality.

The accommodation comprises an entrance hallway leading through to a spacious country-style kitchen/dining room, providing an excellent space for both everyday living and entertaining. The cosy living room enjoys a welcoming atmosphere and opens through to a conservatory, creating additional reception space with views over the garden. Completing the ground floor is a useful downstairs WC.

To the first floor, the landing provides access to two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from an attractive garden to the front. Beyond the garden is a private driveway providing off-road parking and leading to a detached garage, offering further storage or workshop potential.

Situated within easy reach of local amenities, transport links and countryside walks, this delightful cottage will appeal to first-time buyers, downsizers and investors alike.





Location

Accommodation

Entrance Hallway

3'8" x 8'5" (1.14 x 2.59)

A welcoming entrance hallway with ceiling light point, staircase leading to the first floor accommodation and doors providing access to the living room, kitchen/dining room and downstairs WC.

Living Room

11'11" x 12'3" (3.65 x 3.75)

A cosy and inviting reception room featuring laminate flooring, ceiling light point, wall lights, television point and an attractive log burner with decorative surround. French doors open through to the conservatory.

Kitchen/Dining Room

16'0" x 12'3" (4.90 x 3.74)

Fitted with a range of country-style matching wall and base units incorporating a sink unit with mixer tap and drainer. There is space for a variety of appliances, tiled splashbacks, laminate flooring, ceiling light points, window to the front elevation and a useful understairs storage cupboard.

Conservatory

11'4" x 11'1" (3.46 x 3.39)

A bright and versatile additional reception space with laminate flooring, radiator, windows overlooking the garden and French doors providing access outside.

Downstairs WC

Fitted with a low-level WC and wash hand basin. Laminate flooring, radiator, ceiling light point and frosted window.

First Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

12'4" x 12'3" (3.77 x 3.75)

A well-proportioned double bedroom with carpeted flooring, ceiling light point, radiator and two windows to the front elevation.

Bedroom Two

9'2" x 12'4" (2.8 x 3.76)

A good-sized second bedroom with laminate flooring, ceiling light point, radiator and window to the front elevation.

Family Bathroom

5'6" x 6'0" (1.68 x 1.85)

Comprising a panelled bath, wash hand basin and low-level WC. Featuring tiled flooring, partially tiled walls, ceiling light point and a frosted window to the front elevation.

Outside

To the front of the property is a well-maintained garden incorporating a lawn, patio seating area, decked area, flower beds and gravelled sections. Beyond the garden is a driveway providing off-road parking for two vehicles and leading to a detached garage. A useful external store provides additional storage space.

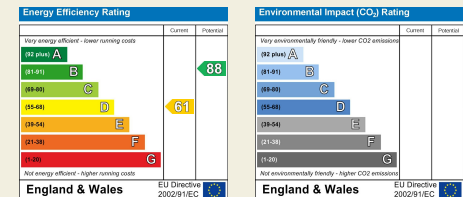
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