



**Ashness Close, Gamston NOTTINGHAM NG2 6QW**

**welcome to**

**Ashness Close, Gamston NOTTINGHAM**

\*\*\* GUIDE PRICE £410,000-£420,000\*\*\* William h brown at West Bridgford have please in offering this EXCELLENT four-bedroom detached house, conveniently situated on a QUIET CUL-DE-SAC in the popular area of Gamston! VIEWING IS ESSENTIAL!



### **Entrance Hall**

Door to front aspect, radiator

### **Cloakroom**

Mid level WC, wash hand basin, laminate flooring

### **Lounge**

16' 6" x 10' 10" ( 5.03m x 3.30m )

electric fireplace, television point, understairs cupboard, radiator, window to front aspect, opening to dining room

### **Dining Room**

10' 4" x 8' 8" ( 3.15m x 2.64m )

door to conservatory and kitchen, radiator

### **Kitchen**

11' x 8' 8" ( 3.35m x 2.64m )

Fitted with wall and base units, electric oven, gas hob, single bowl stainless steel sink, plumbing for washing machine, window and door to rear aspect

### **Conservatory**

16' x 10' ( 4.88m x 3.05m )

two radiators, laminate flooring, doors to rear garden

### **Landing**

Doors to all bedrooms and bathroom

### **Bedroom One**

14' 5" x 8' 9" plus recess ( 4.39m x 2.67m plus recess )

Fitted wardrobes, television point, window to front aspect, door to ensuite

### **Ensuite**

WC, wash hand basin, shower cubicle, extractor fan, window to front aspect

### **Bedroom Two**

10' 5" x 9' ( 3.17m x 2.74m )

Window to rear aspect, radiator

### **Bedroom Three**

9' x 8' 10" ( 2.74m x 2.69m )

Window to rear aspect, radiator

### **Bedroom Four**

7' 10" x 6' 3" ( 2.39m x 1.91m )

Window to front aspect, radiator

### **Bathroom**

WC, wash hand basin, bath and mixer taps, radiator, extractor fan



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welcome to

## Ashness Close, Gamston NOTTINGHAM

- \*\*\* GUIDE PRICE £410,000-£420,000\*\*\*
- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- LARGE CONSERVATORY
- MAIN BEDROOM WITH ENSUITE

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£410,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBF103626 - 0011

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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