The Pastures
Giltbrook Nottingham

burchell edwards

The Pastures
Giltbrook Nottingham NG16 2UT

for sale offers in the region of
£290,000

Property Description

Situated in the popular residential area of The Pastures, Giltbrook, this well-presented three-bedroom detached home offers spacious accommodation ideal for families.

The ground floor comprises an entrance hall, living room with bay window, fitted kitchen/diner with ample dining space, conservatory overlooking the rear garden and including underfloor heating, and a convenient WC. To the first floor are three bedrooms and a modern family bathroom fitted with a white suite and shower over the bath.

Outside, the property benefits from a driveway providing off-road parking, a lawned front garden, and an integral garage. The enclosed rear garden is a particular feature, being generously sized and mainly laid to lawn with mature trees, established borders, and a patio area ideal for outdoor seating and entertaining.

Conveniently situated close to local amenities, schools, transport links, and Giltbrook Retail Park, this attractive detached home offers a fantastic opportunity for a range of buyers.

Viewing is highly recommended.

Entrance Hall

Entrance hall with carpet flooring and fitted matt, providing a practical and low-maintenance finish. Stairs rising to the first floor, radiator, ceiling light point, and internal doors giving access to the living room and kitchen/diner. A useful space offering access to the main ground floor accommodation.

Living Room

Well-presented living room with a front-facing bay window, fitted carpet, recessed ceiling spotlights, and radiator. A bright and comfortable reception room with glazed doors leading through to the kitchen/diner.

Kitchen / Diner

Modern fitted kitchen comprising a range of wall and base units with wooden work surfaces, integrated oven, gas hob and extractor hood along with integrated dishwasher and fridge, sink unit, Amtico flooring, recessed spotlights, and radiator. Ample space for dining furniture, with French doors leading through to the conservatory.

Wc / Cloakroom

Fitted with a low-level WC and wash hand basin. Amtico flooring, and radiator.

Conservatory

Spacious conservatory with tiled flooring with underfloor heating, radiator, and double glazed windows overlooking the rear garden. French doors provide direct access outside, making this a versatile additional reception room.

Garage

Single garage with up-and-over door, power and lighting along with plumbing for a washing machine. Providing useful storage space or off-road parking, with access from the front of the property.

Landing

First floor landing with fitted carpet, loft access, side aspect window, and doors leading to all bedrooms and the family bathroom.

Bedroom One

Double bedroom with fitted carpet, radiator, fitted wardrobes, and front-facing double glazed window.

Bedroom Two

Double bedroom with fitted carpet, radiator, and rear-facing double glazed window.

Bedroom Three

Single bedroom with fitted carpet, radiator, and front-facing double glazed window, ideal as a nursery, home office, or study.

Bathroom

Modern bathroom comprising a panelled bath with thermostatic shower over, wash hand basin, and low-level WC. Tiled walls, vinyl flooring, heated towel radiator, and obscured double glazed window.

Externals

Front Garden

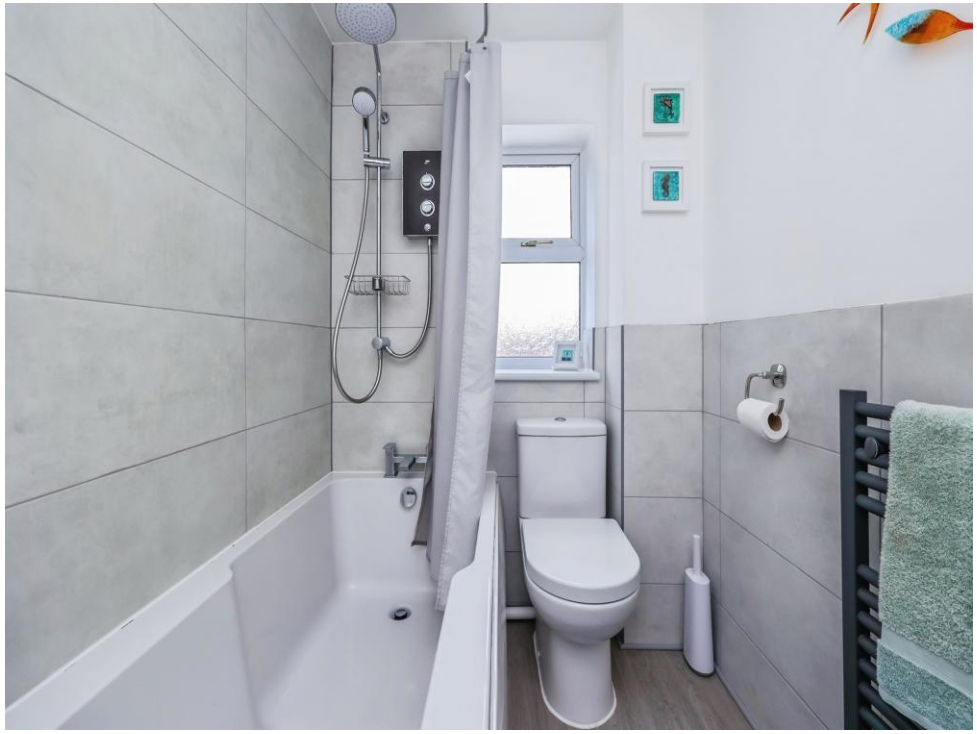
The property enjoys an attractive front garden, mainly laid to lawn with mature shrubs and a feature tree. A driveway provides off-road parking and leads to the attached garage.

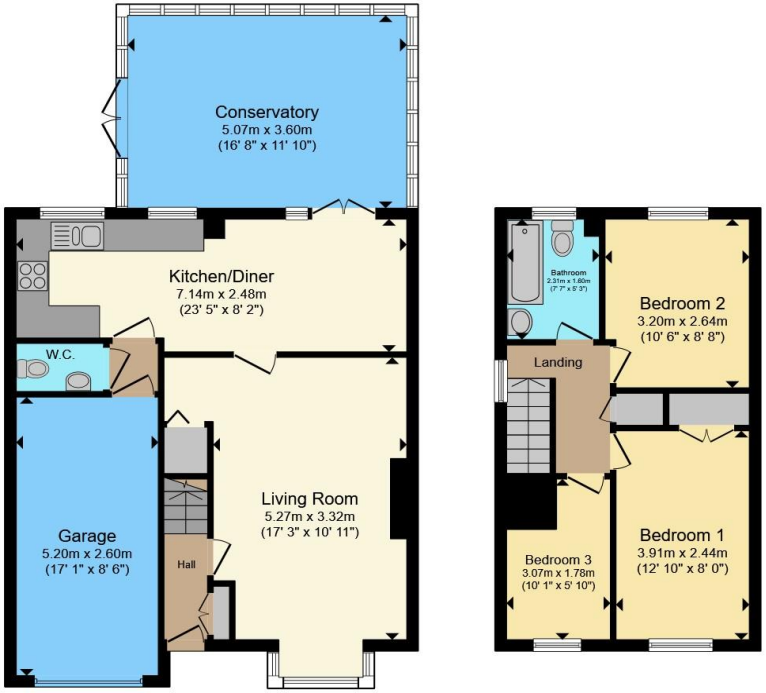
Rear Garden

Generous enclosed rear garden, predominantly laid to lawn with well-stocked borders, mature trees, and established planting. A patio area provides space for seating and outdoor entertaining, with gated side access and a good degree of privacy.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor **First Floor**

Total floor area 94.7 m² (1,020 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

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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

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