



Gilbert Close, Bestwood, Nottingham, NG5 5UR

Guide Price £240,000-£260,000 Freehold



Gilbert Close, Bestwood

4 Bedrooms, 2 Bathroom

Guide Price £240,000-£260,000

- Deceptively Spacious Four Bedroom Property
- Popular Development
- Excellent Location - Close To Transport Links & City Hospital
- Master Bedroom With En-Suite & Fitted Wardrobes
- Enclosed, Low Maintenance Rear Garden
- Driveway & Garage

Affording a deceptively spacious interior, this four double bedroom, three storey semi-detached house stands in this popular modern development offering fantastic transport links and easy access to the City Hospital. The accommodation briefly comprises of an entrance hall, fourth bedroom/reception room, cloakroom and spacious kitchen/diner to the ground floor. On the first floor there's a well proportioned living room, double bedroom and family



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

bathroom and the second floor houses the master bedroom with fitted wardrobes and en-suite, a further w.c. and double bedroom. Externally, the property has a tiered low maintenance garden and there is a driveway leading to a single garage. Being offered to the market with no onward chain, early viewing is strongly recommended.

HALLWAY 17' 9" x 4' 10" (5.41m x 1.47m) Accessed via an external door with wood effect laminate flooring, uPVC double glazed window to the side elevation, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and fitted ceiling spotlights.

BEDROOM FOUR 10' 8" x 10' 7" (3.25m x 3.23m) With wood effect laminate flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

CLOAKROOM With a low flush w.c., corner pedestal wash hand basin with chrome mixer tap, wood effect laminate flooring, wall mounted radiator and fitted

ceiling spotlights.

KITCHEN 16' 4" x 8' (4.98m x 2.44m) With a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl sink and drainer, splash back tiling, integrated electric twin oven, inset gas hob with extractor hood over, integrated dishwasher, washing machine plumbing, tiled flooring, wall mounted radiator, uPVC double glazed Frenchg Doors to the rear garden and fitted ceiling spotlights.

DINING AREA 8' x 7' 7" (2.44m x 2.31m) The dining area features a uPVC double glazed bay window to the rear elevation, wall mounted radiator and fitted ceiling spotlights.

FIRST FLOOR LANDING With a fitted carpet, wall mounted radiator, uPVC double glazed window to the side elevation and fitted ceiling spotlights.

LIVING ROOM 15' 8" x 10' 6" (4.78m x 3.2m) With

wood effect laminate flooring, two uPVC double glazed windows to the front elevation, wall mounted radiator and two ceiling lights.

BEDROOM THREE With wood effect laminate flooring, two uPVC double glazed windows to the rear elevation, wall mounted radiator and two ceiling lights.

BATHROOM With a fitted suite comprising of a panelled bath with a mains fed mixer bar shower over, low flush w.c, pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling and fitted ceiling spotlights.

SECOND FLOOR LANDING With a fitted carpet, loft hatch and fitted ceiling spotlights.

MASTER BEDROOM 13' 9" x 9' 3" (4.19m x 2.82m) With wood effect laminate flooring, a range of fitted wardrobes, two uPVC double glazed windows to the rear elevation, wall mounted radiator and two ceiling lights.



EN-SUITE With a corner shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, part wall tiling and fitted ceiling spotlights.

BEDROOM TWO 15' 8" x 10' 6" (4.78m x 3.2m) With wood effect laminate flooring, a range of fitted wardrobes, two uPVC double glazed windows to the front elevation, airing cupboard, storage cupboard, wall mounted radiator and two ceiling lights.

W.C. With a low flush w.c. pedestal wash hand basin, vinyl floor covering, wall mounted radiator and fitted ceiling spotlights.

EXTERNAL The property enjoys a low maintenance, enclosed rear garden which has a gravelled area, artificial lawn, paved patio area, walled and fenced boundary and access to the garage. To the front a driveway provides off road parking and leads to a single garage with up and over door.







Floor 0



Floor 1



Approximate total area⁽¹⁾
1200.4 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

