

HoldenCopley

PREPARE TO BE MOVED

Windermere Close, Gamston, Nottinghamshire NG2 6PQ

Guide Price £400,000 - £425,000

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GUIDE PRICE: £400,000 - £425,000

LOCATION, LOCATION, LOCATION...

This extended detached house is situated in a sought after location with easy access to West Bridgford, Holme Pierrepont Country Park, excellent transport links and is only a short distance from the River Trent as well as being within catchment to Rushcliffe School and Abbey Road Primary School. This property offers an abundance of space throughout making it a great home for any growing family. To the ground floor is an entrance hall, a W/C, a kitchen with a separate utility and four reception rooms. The first floor offers four bedrooms serviced by two modern bathroom suites. Outside to the front is a driveway and a garage providing ample off road parking and to the rear is a private enclosed garden with a decked seating area.

MUST BE VIEWED





- Extended Detached House
- Four Bedrooms
- Four Reception Rooms
- Two Bathrooms & Ground Floor W/C
- Kitchen With Utility Room
- Wheelchair Lift
- Driveway & Garage
- Generous Sized Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has laminate flooring and provides access into the accommodation

Entrance Hall

The hall has laminate flooring, a wall mounted security alarm panel, a radiator and carpeted stairs

W/C

This space has a low level flush W/C and a wash basin

Kitchen

10'2" x 11'1" (3.1 x 3.4)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a sink and a half with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, vinyl flooring, partially tiled walls, a UPVC double glazed window to the front elevation and open access into the utility room

Utility Room

5'2" x 5'2" (1.6 x 1.6)

The utility room has a rolled edge worktop, a stainless steel sink with taps and drainer, space and plumbing for a washing machine, space for a tumble dryer, a wall mounted boiler, tiled splash back, vinyl flooring and a UPVC double glazed window to the side elevation

Family Room

8'6" x 8'10" (2.6 x 2.7)

This room has laminate flooring, a radiator and open access to the office

Office

9'2" x 11'5" (2.8 x 3.5)

The office has a UPVC double glazed window to the rear elevation, laminate flooring, a radiator and open access to the dining room

Dining Room

9'2" x 11'5" (2.8 x 3.5)

The dining room has a radiator, laminate flooring, open access to the living room and double French doors opening out to the rear garden

Living Room

14'5" x 12'5" (4.4 x 3.8)

The living room has laminate flooring, a radiator, a TV point and a wheelchair lift to the first floor accommodation

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, a UPVC double glazed window to the side elevation, access to the loft and provides access to the first floor accommodation

Master Bedroom

14'1" x 10'2" (4.3 x 3.1)

The main bedroom has a UPVC double glazed window to the front elevation, laminate flooring, sliding door wardrobes, a radiator and access to the en-suite

En-Suite

7'10" x 4'7" (2.4 x 1.4)

The en-suite has a low level dual flush W/C, a wall mounted wash basin, a wet room shower with an overhead rainfall shower head, a heated chrome towel rail, fully tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the side elevation

Bedroom Two

9'2" x 13'1" (2.8 x 4.0)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and a wheelchair lift

Bedroom Three

7'6" x 10'2" (2.3 x 3.1)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Four

6'10" x 7'10" (2.1 x 2.4)

The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

7'6" x 5'6" (2.3 x 1.7)

The bathroom has a low level dual flush W/C, a wall mounted wash basin, a tiled bath with an overhead mains-fed shower, a heated chrome towel rail, fully tiled walls, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a lawned garden with hedges, a driveway and access into the garage

Garage

The garage has power points and lighting

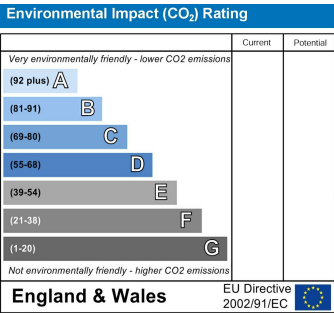
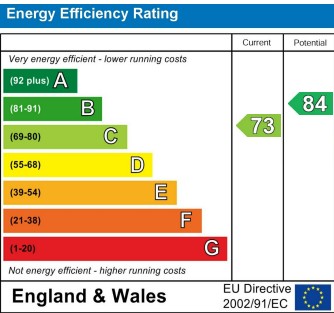
Rear

To the rear of the property is a private enclosed south-east facing garden with a decked seating area, block paving, a lawn, raised planters, a range of trees, plants and shrubs, hedged borders, fence panelling and security lighting

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
701.38 Sq Ft - 65.16 Sq M
Approx. Gross Internal Area of the Entire Property:
1278.11 Sq Ft - 118.74 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
576.73 Sq Ft - 53.58 Sq M
Approx. Gross Internal Area of the Entire Property:
1278.11 Sq Ft - 118.74 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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