Robert Ellis

look no further...

Sussex Close
Giltbrook, Nottingham NG16 2XG

A RELATIVELY MODERN FOUR BEDROOM
SEMI DETACHED HOUSE

Asking Price £240,000 Freehold

A RELATIVELY MODERN FOUR BEDROOM SEMI DETACHED HOUSE.

Robert Ellis are delighted to welcome to the market with no upward chain, this relatively modern four bedroom semi detached house tucked quietly away within this modern and popular cul-de-sac location.

With accommodation over two floors comprising entrance hall, kitchen and spacious L shape lounge/diner to the ground floor. The first floor landing then provides access to four bedrooms and a modern three piece bathroom suite.

Other benefits to the property include gas central heating from combi boiler (fitted new 2022), double glazing throughout, off street parking and spacious integral garage. Externally to the rear there is an enclosed triangular shaped easy to maintain garden space as well as an extra enclosed garden to the side.

As previously mentioned the property itself sits favourably within this quiet residential cul-de-sac location within easy reach of excellent nearby amenities, schooling and transport links such as the A610 and motorway junction, there is also easy access to the Ikea retail park and beyond to the neighbouring town of Kimberley.

We believe the property itself would make an ideal first time buy or young family home and would therefore highly recommend an internal viewing.

Entrance Hall
7'11" x 3'6" approx (2.43m x 1.07m approx)
Panel and glazed front entrance door, in-built electricity meter, wall mounted consumer box, coat pegs, radiator, laminate flooring, opening through to kitchen and door to lounge.

Kitchen
8'0" x 7'8" approx (2.45m x 2.36m approx)
The kitchen comprises of a matching range of fitted base and wall storage cupboards with square edge work surfaces incorporating 1½ bowl counter level sink unit with drainer and mixer tap, tiled splashbacks, fitted counter level four ring gas hob with extractor over and oven beneath, plumbing for a washing machine, double glazed Georgian style window to the front, tiled floor, radiator and boiler cupboard housing the combination boiler (fitted new 2022).

L Shaped Lounge/Diner
23'7" x 19'1" approx (7.19m x 5.83m approx)
With double glazed French doors to the rear opening out to the garden, Georgian style double glazed window to the side, two radiators, turning staircase rising to the first floor, laminate flooring, integral door to garage, feature fire surround and media points.

First Floor Landing
Doors to all bedrooms and bathroom, two loft access points, one with aluminium pull down ladders.

Bedroom 1
11'11" x 11'0" approx (3.64m x 3.36m approx)
UPVC Georgian style double glazed window to the rear with fitted blinds, radiator and media points.

Bedroom 2
11'11" x 8'0" approx (3.65m x 2.44m approx)
Georgian style double glazed window to the front, radiator, laminate flooring and useful overstairs storage cupboard.

Bedroom 3
10'7" x 8'1" approx (3.23m x 2.47m approx)
Double glazed Georgian style window to the front, radiator and TV point.

Bedroom 4
10'6" x 7'4" approx (3.22m x 2.25m approx)
Georgian style double glazed window to the rear with fitted blinds and radiator.

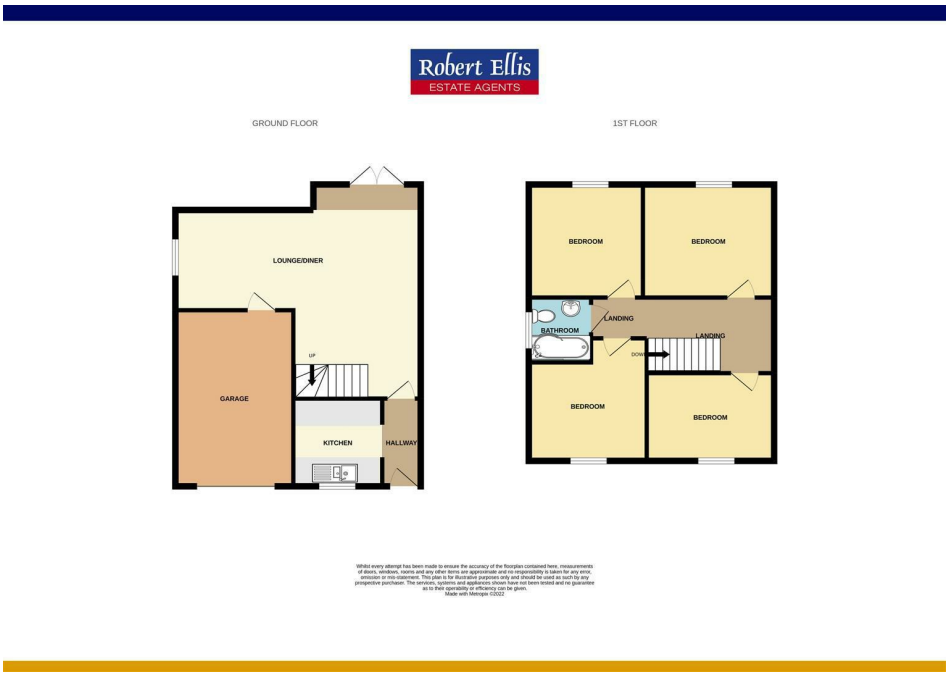
Bathroom
5'11" x 5'8" approx (1.81m x 1.73m approx)
A modern white three piece suite comprising of a P shaped bath with glass shower screen, waterfall style mixer tap and Triton electric shower over, corner push flush w.c., wash hand basin with mixer tap, tiled splashback and storage cabinets beneath. Partial wall tiling, chrome heated ladder towel radiator, double glazed window to the side and extractor fan.

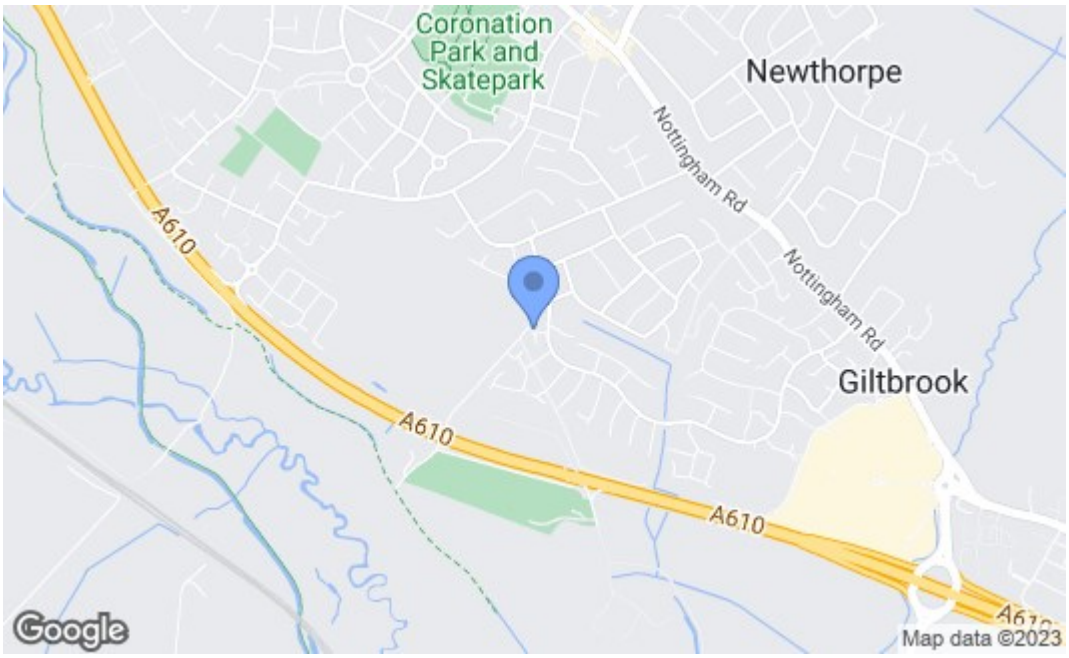
Outside
To the front of the property there is a block work pathway providing access to the front entrance door, external water tap, lower kerb entry providing access to the integral garage and double gates providing off street parking into the side garden area. To the rear there is a triangular garden with a paved patio area leading onto a decorative gravel stone, easy to maintain garden space with matching raised gravel flower beds leading onto a rear decked entertaining space. From the rear there is gated access into the side garden which incorporates an off street parking area, accessed from the front, and the continuation of the block work found to the front of the property. Double opening gates and matching fence work incorporating a shaped lawn section and a good size timber storage shed.

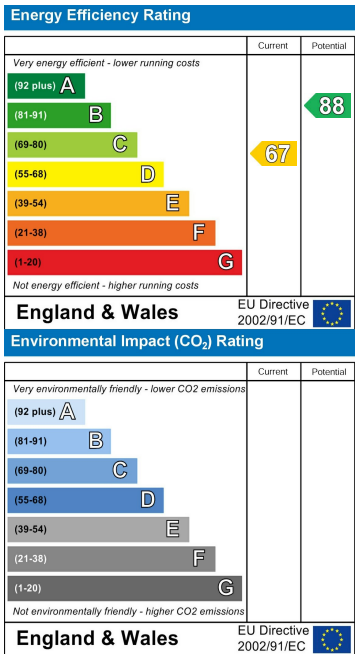
Integral Garage
14'11" x 10'8" approx (4.55m x 3.27m approx)
With up and over door to the front, power, lighting and cold and hot water feed. This would also double up as an excellent utility space with plumbing for a washing machine and hot and cold water feed. From the garage there is a personal access door into the dining area.

Directions
From the Ikea roundabout just off the A610 and motorway junction continue along as if heading in the direction of Giltbrook along Nottingham Road and take an eventual left hand turn onto Smithurst Road. Continue a fair way along before taking an eventual left hand turn into Sussex Close following the cul-de-sac into the corner where the property can then be identified by our for sale board.

Council Tax
Broxtowe Borough Council Band C







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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