

# KATIE HOMES

61 Gawthorne Street, Nottingham, NG7 7JS

---

**Guide Price £185,000**

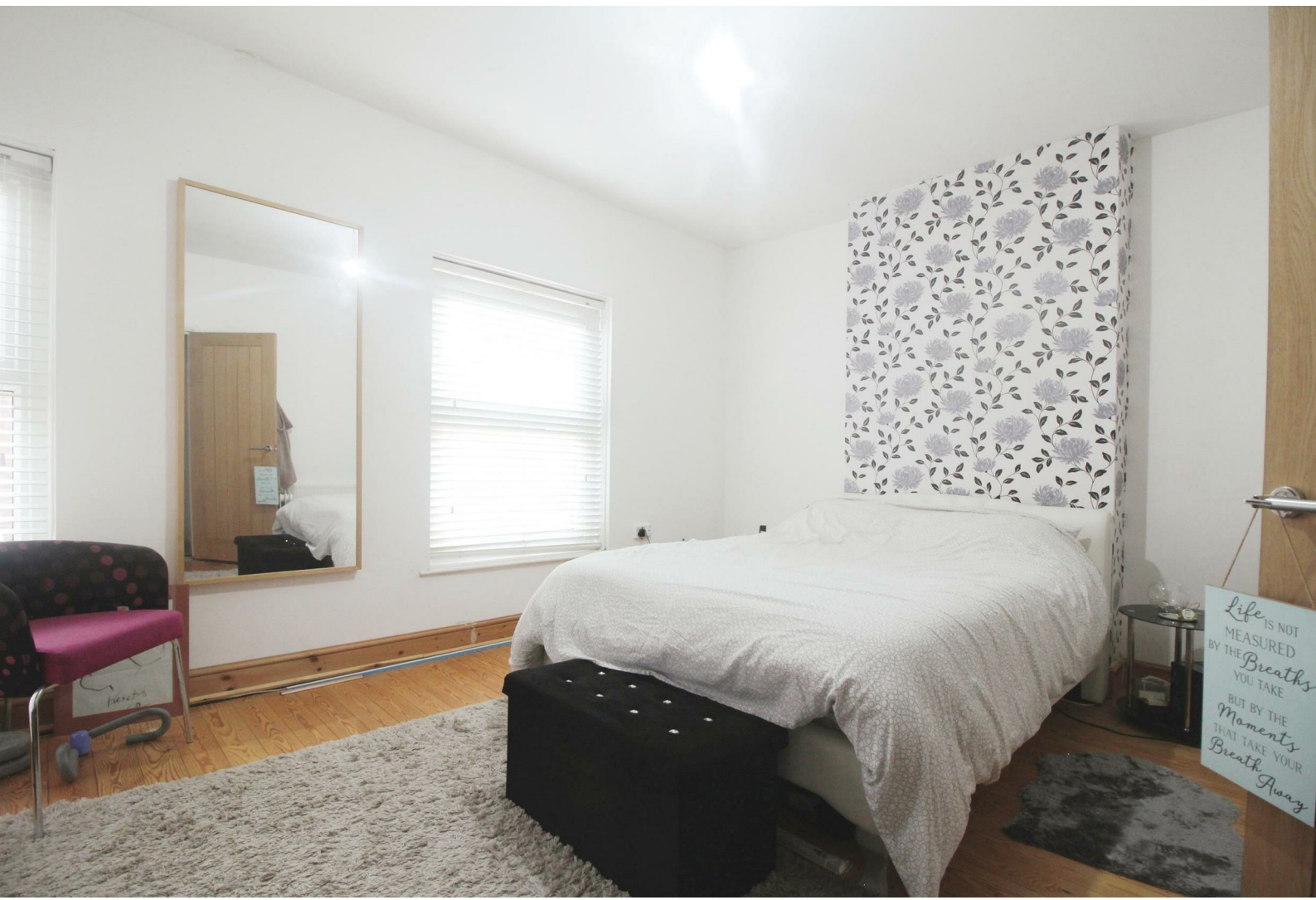
61 Gawthorne Street, Nottingham, NG7 7JS



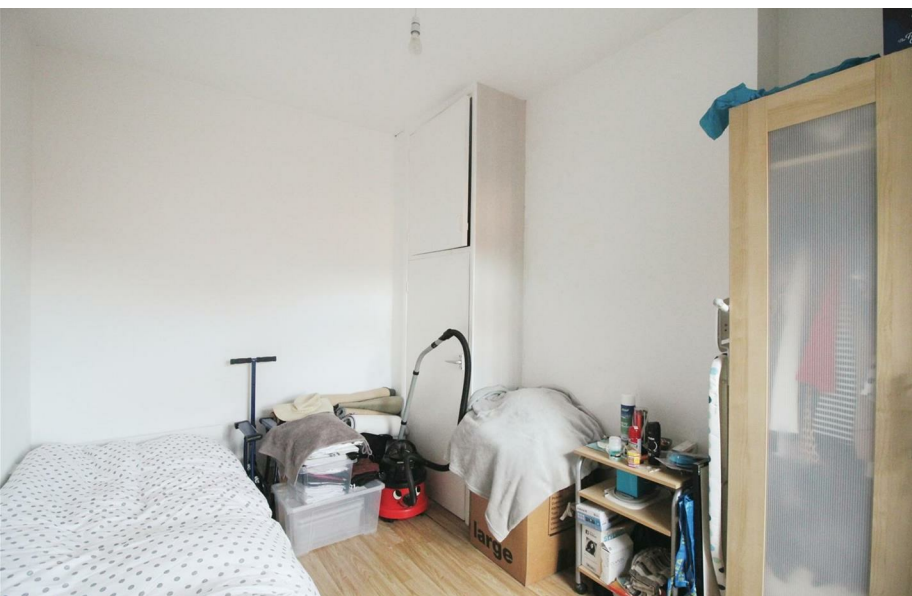


GUIDE PRICE £185,000

A well-maintained semi-detached property with spacious rooms, modern kitchen, and a private garden, ideal for families or couples, situated in a convenient location for public transport into the City Centre.







- SEMI-DETACHED
- THREE STOREY
- THREE BEDROOMS
- MODERN KITCHEN
- UTILITY ROOM
- BATHROOM WITH SEPERATE WC
- BASEMENT
- ENCLOSED REAR GARDEN









OVERVIEW

\* Guide Price from £185,000 to £195,000 \*

This well-presented semi-detached property is in good condition and boasts a number of attractive features.

The reception room to the front of the home provides ample space for relaxation and entertaining guests. The modern kitchen is equipped with modern appliances and benefits from plenty of natural light, creating a bright and inviting atmosphere. The kitchen also includes a separate utility room and a dining space, perfect for enjoying meals with family and friends.

There are three bedrooms in this property, making it ideal for families or couples.

The main bedroom is spacious and offers a comfortable retreat, while the double bedroom provides a cosy space for rest and relaxation. The single bedroom on the third floor can be used as a children's room or a home office depending on your needs.

The property also includes a separate bathroom with a WC, providing convenience and privacy for the occupants.

The high ceilings in the reception room add a touch of elegance, and the bay window allows for an abundance of natural light, creating a welcoming atmosphere.

Situated in a desirable location, this property benefits from excellent public transport links, making it convenient for commuting to work or visiting the city. Nearby schools provide educational opportunities for families with children. The strong local community offers a friendly and supportive environment.

Living Room

11'11" x 11'6"

At the front of the home, this living room benefits from a large bay window, which allows natural light to floor into the room.

Kitchen / Diner

11'9" x 11'5"

This modern kitchen/diner offers you a great space to cook, eat and entertain. The kitchen consists of only base units which include a mix of drawers and cupboards, with one taller unit which includes the oven. This choice allows the kitchen to look sleek and also creates a bright and less busy space to enjoy. With integrated appliances including a large electric hob, dishwasher and well-sought-after drinks fridge. You also have tile floors and low-profile splashbacks help to complete the modern finish to the room.

Utility Room

8'4" x 8'2"

A great space to have larger or more noisy appliances out of the way of your main living spaces. The space currently houses a very large American-style fridge and two under-counter appliances.. You also have storage and worktop space. The utility room will also allow you to access the rear garden and the basement of the home.

Bedroom One

14'9" x 11'11"

A huge double bedroom, on the second floor of the home, will allow you to have a super king-sized bed and still have plenty of room for all the other furniture you could want. With two windows to this room, the natural light in the room is exceptional.

Bathroom

7'10" x 5'8"

Here you have a bathroom that includes a bath complete with a middle-placed mixer tap and also a shower above, with a concertina shower screen. You also have a sink and a frosted window. The WC is located in its own room, which is very common in similar properties in this area.

Bedroom Three

11'9" x 9'0"

This bedroom is currently home to a single bed and is used for the storage it has on either side of the chimney breast. Similar properties do have a double in these rooms but you may have to remove the storage to allow for other furniture.

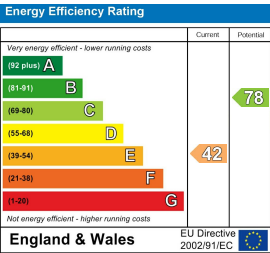
Bedroom Two

14'10" x 11'1"

On the third floor this space is currently being used as a dressing room but of course could be used as a bedroom again or repurposed to make a home office, games room, etc.

Garden

Enclosed rear garden with large patio area, as well as a large decked area too, perfect for entertaining guests. There is also a smaller artificial lawn area too. All together combine to create a low-maintenance space. Access to the garden can either be through the utility room or through a gate to the side of the home.



K A T I E  
H O M E S

HAPPIER HOME HUNTING



TEL: 0115 837 7375

EMAIL: [VIEWINGS@KATIEHOMES.CO.UK](mailto:VIEWINGS@KATIEHOMES.CO.UK)

WEB: [WWW.KATIEHOMES.CO.UK](http://WWW.KATIEHOMES.CO.UK)

ADDRESS: 76 DERBY ROAD, NOTTINGHAM, NG1 5FD