



Gawthorne Street, Nottingham
£325,000

 **Comfort**
Estates



Prepare to be impressed by this extended 4-bedroom house located on a popular residential street in Basford. A detached family home with bright and spacious accommodation throughout, boasting three reception rooms, a Juliette balcony, and a gated driveway – This property has it all! The ground floor features a good-sized living room, perfect for evening relaxation, and a kitchen with space for a dining table. The heart of the home is undoubtedly the large family room with access to the conservatory, ideal for gatherings with family and friends. To the first floor, there are four generously sized bedrooms. The master bedroom with an en-suite features the Juliette balcony where you can enjoy your morning coffee. Externally, the house offers a low maintenance rear garden and block-paved driveway to the front secured by iron gates. Don't miss this opportunity to make this family home your own!

- Detached Family Home
- Integral Garage
- Four Bedrooms
- Juliette Balcony
- Gated Driveway
- Popular Residential Street



**Family Room**

10' 5" x 20' 0" (3.17m x 6.09m)

Wooden flooring, an electric fireplace and access to conservatory.

Kitchen/Diner

16' 6" x 23' 5" (5.03m x 7.15m)

Open-plan kitchen diner lined with a range of wall and base units with worktops over. Tiled splashback, pantry cupboard and French doors leading to rear garden.

Lounge

10' 5" x 20' 0" (3.17m x 6.09m)

A bay fronted living room with laminate flooring.

W.C

Ground floor W.C and wash basin.

Master Bedroom

13' 6" x 13' 3" (4.12m x 4.04m)

Double bedroom with laminate flooring, ensuite bathroom, Juliette balcony, built-in wardrobes.

En-suite Shower Room

6' 11" x 6' 5" (2.11m x 1.95m)

Recently fitted en-suite shower room with walk-in shower cubicle, W.C and hand basin.

Bedroom 2

8' 4" x 11' 2" (2.55m x 3.40m)

Generous bedroom with laminate flooring and built-in wardrobes.

Bedroom 3

Laminate flooring with built in wardrobes and x2 windows

Bedroom 4

10' 9" x 14' 7" (3.28m x 4.45m)

Double bedroom with laminate flooring and built in wardrobes.



Bathroom 1

9' 1" x 6' 4" (2.78m x 1.94m)

Family bathroom with three piece suite comprising panel bath with shower over, wash hand basin and W.C

Conservatory

13' 1" x 12' 4" (4.00m x 3.76m)

Double-glazed conservatory with access to rear garden





GROSS INTERNAL AREA
FLOOR 1 92.6 m² FLOOR 2 90.6 m²
TOTAL : 183.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Comfort Estates

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