

Emma Terry Homes

moving made personal



6 Brookland Close

Gunthorpe, Nottingham, NG14 7EZ

Offers over £295,000



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What a truly beautiful listing!

6 Brookland Close is a real credit to its current owners, having undergone a total renovation. On entering the property you are welcomed by an entrance hall, recently refitted breakfast kitchen, downstairs W.C, lounge dining room, three spacious bedrooms and modern recently refitted bathroom.

The property has the benefit of a driveway for off-street parking to the front. The rear garden is immaculately kept with a large decking and grassed area.

Overall viewing comes highly recommended to appreciate both the location and quality of the accommodation on offer.

Gunthorpe is an established Trent-side village. Amenities include a primary school, restaurants and public houses and further facilities can be found in the adjacent village of Lowdham including local shops, a railway station and doctor's surgery. Gunthorpe is also within the catchment area for Toot Hill Secondary School in the nearby market town of Bingham. The village is ideally placed for commuting to the cities of Nottingham and Leicester via the A52 an A46, and other major cities by train from the next village.



Entrance door leads through to:

HALL

Double glazed UPVC window to the side elevation, stairs rising to first floor and doors through to:

KITCHEN

Fitted with a range of wall and base units with worktops over and breakfast bar, inset sink with drainer and mixer tap, central heating radiator, spot lights to ceiling, space for wine cooler, space for washing machine, space for fridge freezer, double electric oven with grill, induction hob with extractor over and two UPVC double glazed windows to the front aspect.

LOUNGE/DINER

21'4" x 11'8" (6.51m x 3.57m)

UPVC double glazed window to the rear aspect, UPVC double glazed sliding doors to the rear garden, central heating radiator and feature electric fire.

W/C

UPVC double glazed window to the side aspect. low level flush W.C and hand wash basin.

STAIRS AND LANDING

UPVC double glazed window to the side aspect and airing cupboard.

BEDROOM ONE

11'1" x 11'8" (3.39m x 3.57m)

UPVC double glazed window to the rear aspect, central heating radiator and built in wardrobe.

BEDROOM TWO

12'2" x 9'9" (3.73m x 2.99m)

UPVC double glazed window to the front aspect and central heating radiator.

BEDROOM THREE

9'8" x 8'1" (2.97m x 2.48m)

UPVC double glazed window to the front aspect and central heating radiator.

BATHROOM

W,C with enclosed cistern, hand wash basin in vanity unit, two obscure double glazed windows to the rear aspect, heated towel rail, fitted bath with shower over and spot lighting to ceiling.

OUTSIDE

To the front of the property there is a driveway for off-street parking with gated access to the rear garden.

The rear garden benefits from a delightful decking area, which leads to a large lawned area enclosed with plants, shrubs and timber fencing,

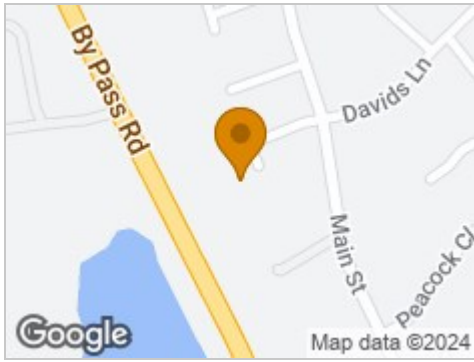








Road Map



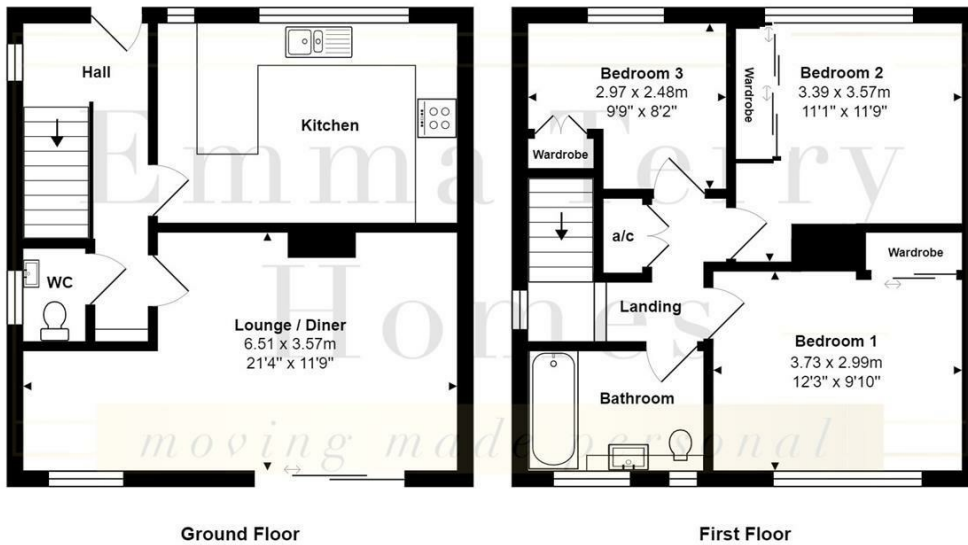
Hybrid Map



Terrain Map



6, Brookland Close, Gunthorpe, NG14 7EZ

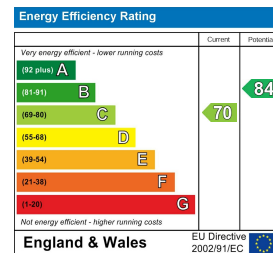


All measurements are approximate and for display purposes only

Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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