



**Ashness Close, Gamston NOTTINGHAM NG2 6QW**

**welcome to**

**Ashness Close, Gamston NOTTINGHAM**

\*\*\* GUIDE PRICE £399,950-£425,000\*\*\* William h brown at West Bridgford have please in offering this EXCELLENT four-bedroom detached house, conveniently situated on a QUIET CUL-DE-SAC in the popular area of Gamston! VIEWING IS ESSENTIAL!



**Entrance Hall**

Door to front aspect, radiator

**Cloakroom**

Mid level WC, wash hand basin, laminate flooring

**Lounge**

16' 6" x 10' 10" ( 5.03m x 3.30m )  
electric fireplace, television point, understairs  
cupboard, radiator, window to front aspect, opening  
to dining room

**Dining Room**

10' 4" x 8' 8" ( 3.15m x 2.64m )  
door to conservatory and kitchen, radiator

**Kitchen**

11' x 8' 8" ( 3.35m x 2.64m )  
Fitted with wall and base units, electric oven, gas  
hob, single bowl stainless steel sink, plumbing for  
washing machine, window and door to rear aspect

**Conservatory**

16' x 10' ( 4.88m x 3.05m )  
two radiators, laminate flooring, doors to rear garden

**Landing**

Doors to all bedrooms and bathroom

**Bedroom One**

14' 5" x 8' 9" plus recess ( 4.39m x 2.67m plus recess )  
Fitted wardrobes, television point, window to front  
aspect, door to ensuite

**Ensuite**

WC, wash hand basin, shower cubicle, extractor fan,  
window to front aspect

**Bedroom Two**

10' 5" x 9' ( 3.17m x 2.74m )  
Window to rear aspect, radiator

**Bedroom Three**

9' x 8' 10" ( 2.74m x 2.69m )  
Window to rear aspect, radiator

**Bedroom Four**

7' 10" x 6' 3" ( 2.39m x 1.91m )  
Window to front aspect, radiator

**Bathroom**

WC, wash hand basin, bath and mixer taps, radiator,  
extractor fan



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welcome to

## Ashness Close, Gamston NOTTINGHAM

- \*\*\* GUIDE PRICE £399,950-£425,000\*\*\*
- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- LARGE CONSERVATORY
- MAIN BEDROOM WITH ENSUITE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£399,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBF103626 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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