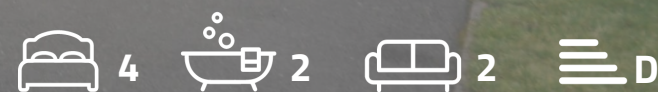


ROYSTON
& LUND



6 Cumbria Grange
Gamston, Nottingham, NG2 6LZ

Guide price **£420,000**



6 Cumbria Grange

Gamston, Nottingham, NG2 6LZ

A modern, well presented four bedroom detached family home located towards the end of a cul-de-sac on the popular Gamston development. Within the catchment area of both primary and secondary schools and with access into West Bridgford Town centre and Nottingham City Centre, either by public or private transport.

The property has gas central heating, double glazing and has a sunny south west facing rear garden.

In brief the accommodation comprises: open porch/vestibule, entrance hall, downstairs WC, lounge, dining room, breakfast kitchen with utility room, to the first floor are four bedrooms with en-suite shower room to master bedroom and a family bathroom.

Externally, there is a double width driveway and a single integral garage, gardens to the front and rear of the property.

An early internal viewing is highly recommended



Directions

Travelling away from our office onto Davies Road and at the T junction turn right onto Radcliffe Road at the traffic lights turn right onto Ambleside turn first left onto Kirkstone Drive, following the road along turn left onto Coniston Close and the property is on the right hand side after entering onto Cumbria Grange identified by our For Sale board

Accommodation

Canopied front entrance porch with wall light, quarry tiled floor, obscure stained glass front entrance door with matching obscure glazed side glass panel, gives access into

Reception Hallway

With stairs leading to the first floor with wooden balustrade, coving to ceiling, radiator, thermostat control, smoke alarm, wood effect flooring, doors off the hallway give access to the lounge, kitchen and downstairs w.c.

Downstairs W.C.

Fitted with a white two piece suite comprising low flush w.c and wall mounted corner wash hand basin with mixer tap over and tiled splashback, tiled floor, part tiled walls, alarm control point, obscure upvc double glazed window to the front elevation, radiator, extractor fan.

Lounge

17' into bay x 11' (5.18m into bay x 3.35m)

With coal effect gas fire with marble inset and hearth, stone effect surround, upvc double glazed bay window to the front elevation, two radiators, tv aerial point, wall lighting, coving to ceiling, double doors off the lounge lead into the:

Dining Room

10'11" x 9'3" (3.33m x 2.82m)

With sliding double glazed patio doors onto the rear garden, porcelain tiled floor, radiator, coving to ceiling, door leading into the:

Breakfast Kitchen

10'10" ext 13'5" x 13'5" max (3.30m ext 4.09m x 4.09m max)

An L shaped Breakfast Kitchen having cream fronted

fitted wall drawer and base units with marble effect work surfaces over, inset bowl and a half sink unit with mixer tap over, plumbing for dishwasher, built in electric oven with four ring gas hob, and extractor hood over, tiled splashbacks, over counter lighting, usb socket points, space for upright fridge/freezer, porcelain tiled floor, tiled splashbacks, upvc double glazed window overlooking the rear garden, radiator, sliding double glazed patio doors off the Dining Room opens onto the rear garden.

Utility Room

7'3" x 5'2" (2.21m x 1.57m)

Fitted with a base unit, stone effect work surface over, stainless steel sink unit with mixer tap over, tiled splashbacks, plumbing for washing machine, high level utility cupboard with fitted shelving and pull out larder cupboard, wall mounted Glow worm gas central heating boiler, porcelain tiled floor, radiator obscure double glazed wooden door gives access to the rear garden.

First floor Landing

Having wooden balustrade with galleried style landing, with access to loft, overhead light, smoke alarm, radiator, double glazed window to the front elevation, and doors leading to:

Bedroom One

13'5" x 11'3" (4.09m x 3.43m)

With upvc double glazed window overlooking the rear garden, sliding double width wardrobe, radiator, tv aerial point, door leading to the:

En-suite Shower Room

Fitted with a double width shower enclosure, with mains fed shower over, low flush w.c and vanity wash hand basin with white high gloss unit beneath, mixer tap over, fitted mirror wall cabinet, towel radiator, tiled floor, tiling to walls, electric shaver point, obscure double glazed window to the front elevation, extractor fan

Bedroom Two

11' x 11' (3.35m x 3.35m)

With upvc double glazed window to the rear elevation, radiator, built in wardrobe with fitted shelving to the side

Bedroom Three

10'11" x 9'8" (3.33m x 2.95m)

With upvc double glazed window to the front elevation, radiator, built in wardrobes

Bedroom Four

10' x 8'2" (3.05m x 2.49m)

With upvc double glazed window to the front elevation and radiator

Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower hand attachment, curtain and rail, low flush w.c and wash hand basin, with chrome taps over, obscure double glazed window to the side elevation, extractor fan, tiling to walls, wood effect flooring, airing cupboard housing the hot water cylinder, with fitted shelving over, towel radiator

Outside

The property sits in a corner plot location, with double width driveway providing off road parking which in turn leads to the integral Garage with up and over door, with a lawn to the front garden with a variety of shrubs and bushes. The gated side access leads through to the rear garden where there is a slabbed patio covering the width of the property and retaining brick wall and sleepers, leading upto the lawned area with further circular patio area, and hardstanding for garden shed, with a variety of plant shrubs and perennial flowers. The rear garden enjoys a southerly aspect and is fully enclosed with outside light

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band E which, currently incurs a charge of £ 2290.05

Prospective purchasers are advised to confirm this.

Floor Plan



Viewing

Please contact our West Bridgford Office on 01 15 981 1888
if you wish to arrange a viewing appointment for this property or require further information.



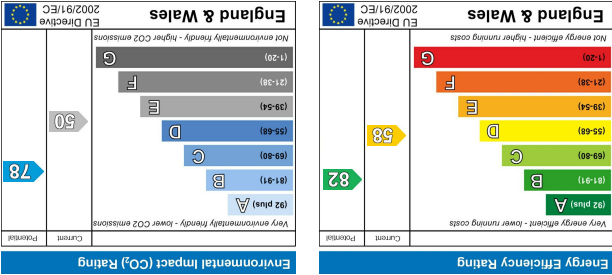
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Area Map



Energy Efficiency Graph



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