



8 Aira Close,
Gamston, NG2 6QH

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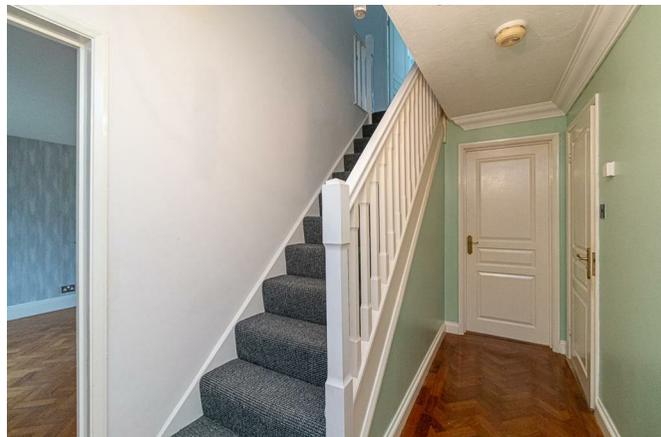
Offered to the market with no upward chain, this extended detached family home provides spacious and well presented accommodation arranged over two floors including an entrance hall, lounge, w/c, dining kitchen, reception room and side lobby/storage area to the ground floor, with four bedrooms, two en-suite shower rooms and the family bathroom to the first floor.

Benefiting from UPVC double glazing and gas central heating, the property boasts a fully enclosed garden with a decked seating area and shaped lawn to the rear, with a double garage and large block paved driveway providing off road parking for multiple vehicles to the front.

Situated in the sought after South Nottinghamshire location of Gamston, the property is within easy reach of local excellent facilities including highly regarded schools, shops, restaurants, the National Water Sports Centre at Holme Pierrepont and Trent Bridge cricket ground.

Viewing highly recommended.

Guide Price £490,000





Directions

Aira Close can be located from Ambleside, Gamston.

GROUND FLOOR ACCOMMODATION

Open Storm Porch

Giving access to the:-

Front Entrance Door

With decorative glazed panels, leading into the:-

Entrance Hall

Stairs rising to the first floor, Amtico flooring, coving to ceiling, radiator, ceiling light, and doors leading to the lounge, dining kitchen and the:-

Ground Floor W/C

Fitted with a low level flush w/c, and wash hand basin. Part tiling, heated towel rail.

Lounge

A large room enjoying a dual aspect, with a UPVC double glazed window to the front elevation, and UPVC double glazed French doors opening to the rear garden. Amtico flooring, two ceiling lights, two radiators, and a door leading through to the:-

Dining Kitchen

Fitted with a range of wall, display, drawer and base units, one and a half bowl sink and drainer unit, four ring gas hob with an extractor fan hood, double oven, space and plumbing for a washing machine and dishwasher.

Spotlighting, tiled flooring, radiator, two UPVC double glazed windows to the rear elevation, and a door leading through to the:-

Reception Room

An extended room with a UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden, exposed beams, two ceiling lights with fans, spotlighting, two radiators, wooden flooring, and a door leading to the DOUBLE GARAGE.

Side Lobby/Storage Area

Centre ceiling light, radiator, and a door leading out to the front.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, airing cupboard, ceiling light, two radiators, and doors leading to four bedrooms and the family bathroom.

Bedroom One

UPVC double glazed windows to the front and side elevations, built-in wardrobes, centre ceiling light, radiator, and a door giving access to the:-

En-Suite Shower Room

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a tiled shower cubicle. Tiled floor covering.

Bedroom Two

UPVC double glazed window to the rear elevation, centre ceiling light, radiator, door access to EAVES STORAGE (a large area with a light) and a door to the:-

En-Suite Shower Room

Fitted with a three piece suite comprising a low level w/c, wash hand basin, and a shower cubicle. Tiled floor covering, spotlighting.

Bedroom Three

UPVC double glazed window to the front elevation, centre ceiling light, radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, centre ceiling light, radiator.

Family Bathroom

Fully tiled and fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a jacuzzi bath with a mixer tap and shower attachment. Heated towel rail, tiled floor covering, storage cupboard, and an opaque UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is a shaped lawn, and the large block paved driveway provides off road parking for several vehicles and gives access to the DOUBLE GARAGE, FRONT ENTRANCE DOOR, and the SIDE LOBBY.

The rear garden is fully enclosed and includes a generous decked seating area with a fixed glazed terrace cover, with a large shaped lawn and mature shrub borders beyond. There is a large storage shed, plus an exterior light and tap.

Double Garage

With two single up and over doors to the front, power connected, light, and a door to the side lobby.

Referral Arrangement Note

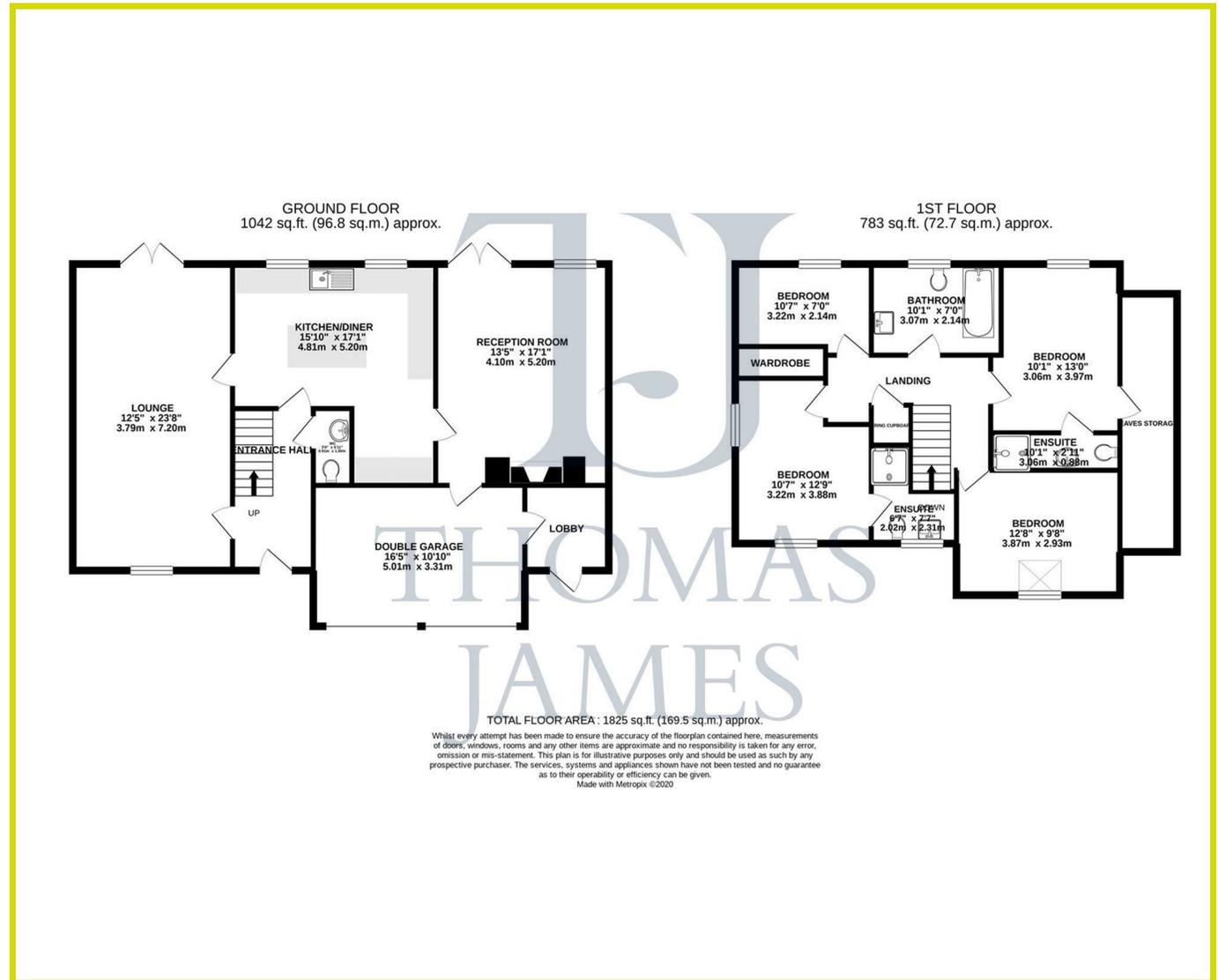
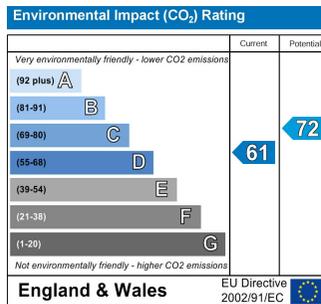
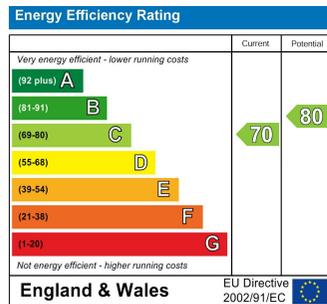
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