

**Sussex Close  
Giltbrook, Nottingham NG16 2XG**

A MODERN TWO BEDROOM MID TOWN  
HOUSE WITH DOUBLE DRIVEWAY TO THE  
FRONT.

**Offers Over £175,000 Freehold**





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RELATIVELY MODERN TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS QUIET CUL DE SAC LOCATION.

Set back from the road, this well presented property comes to the market in a ready to move into condition and features such as gas fired central heating from a combination boiler (installed in 2022) and double glazing throughout.

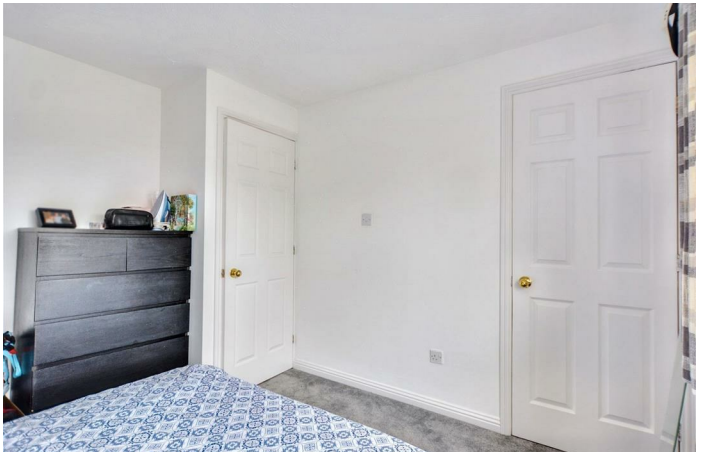
A block paved, double width forecourt provides off-street parking to the front and there is an enclosed garden to the rear with two patio areas and a central lawn.

The accommodation is split over two floors comprises an open entrance porch, entrance hall, kitchen to the front. lounge/diner to the rear. The stairs rise to the first floor landing where two bedrooms and a bathroom can be found.

Situated in this modern residential suburb in Giltbrook, an urban village within Nottinghamshire. Offering a good range of local amenities, including the well known Giltbrook Retail Park with Ikea, Next and Decathlon.

For those wishing to commute, the A610 provides direct access to Junction 26 of the M1 motorway, as well as Nottingham city centre and further afield.

We believe the property will be ideal for first time buyers, as well as those looking to downsize. We highly recommend an internal viewing.



## OPEN ENTRANCE PORCH

Open to the front with access to a useful external store. Front entrance door leading into the property.

## ENTRANCE HALL

5'3" x 4'3" (1.61 x 1.31)

Radiator, doors to lounge/diner and kitchen, laminate flooring, panel and stained glass front entrance door.

## KITCHEN

8'6" x 8'2" (2.60 x 2.50)

Incorporating a fitted range of wall, base and drawer units with roll edge work surfacing, inset stainless steel sink unit with single drainer, mixer tap and tiled splashbacks. Fitted electric oven, gas hob, extractor hood, as well as plumbing space for washing machine and full height fridge/freezer space. Wall mounted gas combination boiler (for central heating and hot water) which was installed in 2022, double glazed window to the front (with fitted blinds), tiled floor.

## LOUNGE/DINER

14'1" x 13'0" (4.31 x 3.98)

Radiator, stairs to the first floor, double glazed patio doors opening out to the rear garden, media points.

## FIRST FLOOR LANDING

Hatch to loft with pulldown loft ladders to a boarded and insulated loft space. Doors to both bedrooms and bathroom.

## BEDROOM ONE

10'7" x 10'7" (3.24 x 3.23)

Built-in overstairs wardrobe, radiator, double glazed window to the rear overlooking the garden.

## BEDROOM TWO

10'7" x 7'7" (3.23 x 2.33)

Radiator, double glazed window to the front (with fitted blinds).

## BATHROOM

6'2" x 5'7" (1.90 x 1.71)

Incorporating a three piece suite comprising wash hand basin with mixer tap, low flush WC, panel bath with

electric shower. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

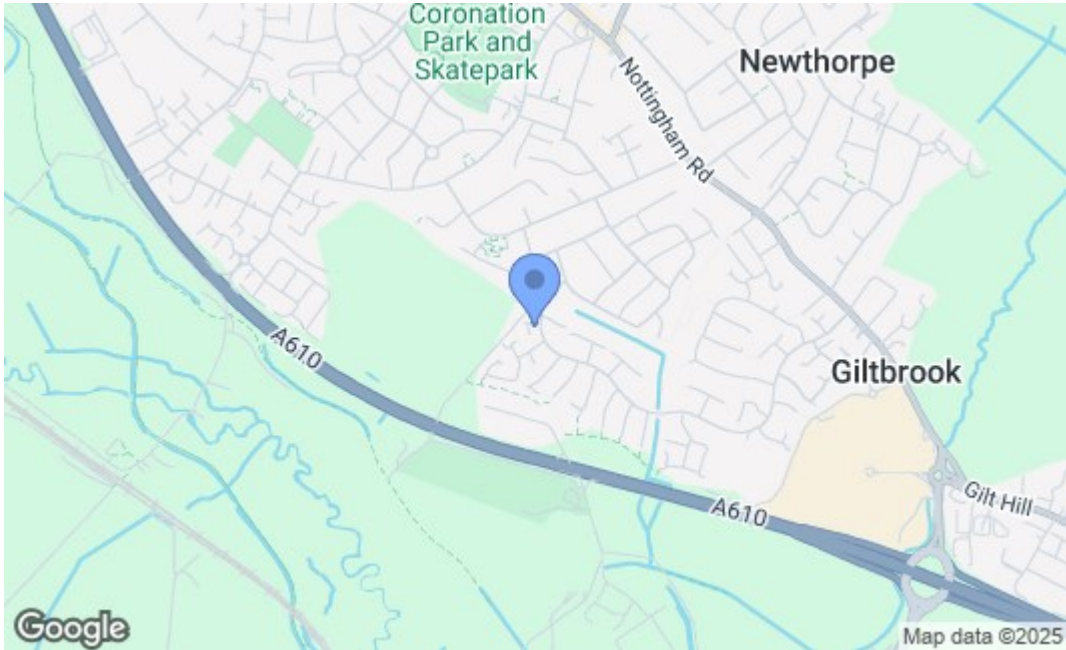
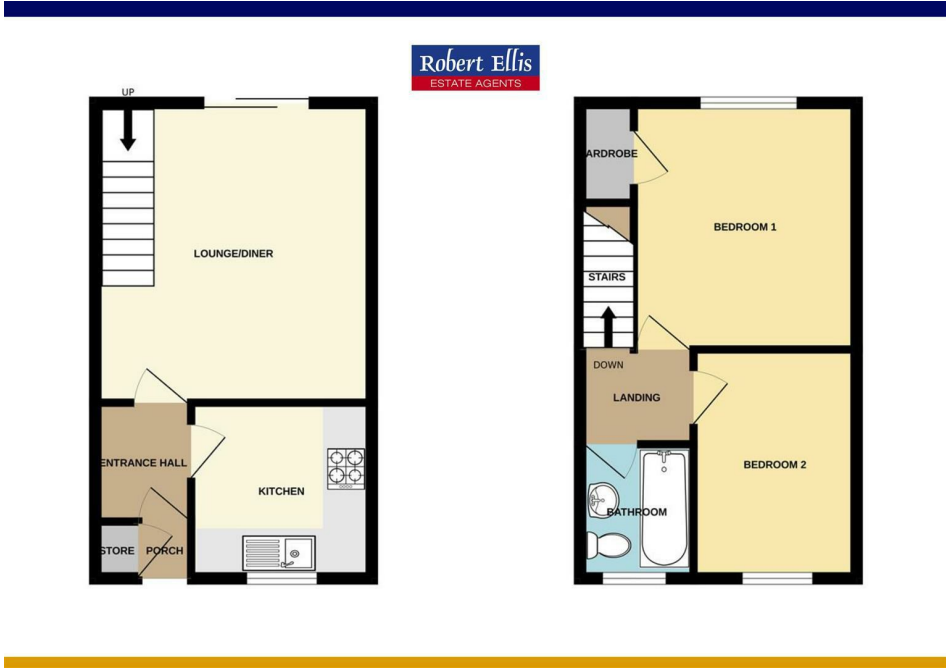
The property is set back from the road with an open plan block paved forecourt providing side-by-side off-street parking for two vehicles.

## TO THE REAR

The rear garden is laid to lawn with patio areas to either side. The garden is enclosed by fencing to the boundary line and has an external lighting point.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.