



3 Ashness Close

Gamston | NG2 6QW | Guide Price £410,000

ROYSTON  
& LUND

- GUIDE PRICE £410,000 - £420,000
- Conservatory
- Main Bedroom with En-suite
- Attached Garage / Off Road Parking
- EPC Rating - D
- Four Bedroom Detached
- Open-Plan Living Room/Diner
- Ground Floor WC
- Great Size Garden
- Council Tax Band - D // Freehold





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The four-bedroom detached home opens into a entrance hall with a convenient ground floor WC, leading through to an open-plan living and dining area. Sliding doors open into an airy conservatory, and offering access to the rear garden.

The kitchen, positioned just off the dining area, is well equipped with an integrated gas hob and oven, along with ample storage and workspace with further access to the garden. Completing the ground floor is an integral garage with side access, fully fitted with power and lighting, offering storage or potential for conversion if desired.

Upstairs, the main bedroom enjoys its own en-suite shower room, while two additional bedrooms feature integrated storage and another includes fitted wardrobes. A family bathroom serves as the central point to the first floor.

Outside, the rear garden is mainly laid to lawn, bordered by new fencing and complemented by a slabbed patio area. To the front, there is off-road parking for at least two vehicles.

This property is located in the highly sought-after suburb of Gamston, Nottingham, an area known for its safety, green surroundings, and excellent amenities. Residents enjoy convenient access to a Co-op supermarket, Morrisons, and local shops, as well as nearby Gamston Community Hall for sports and social activities.

Families are well served by Pierrepont Gamston Primary School and secondary options such as Rushcliffe Spencer Academy and The West Bridgford School, all within easy reach. The Grantham Canal runs through Gamston, offering scenic walks and cycle routes, while nearby West Bridgford provides a range of cafés, restaurants, and leisure facilities.

Excellent transport links via the A52, A46, and regular bus routes give quick access to Nottingham city centre and surrounding areas, making this a prime location combining suburban peace with city convenience.





### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

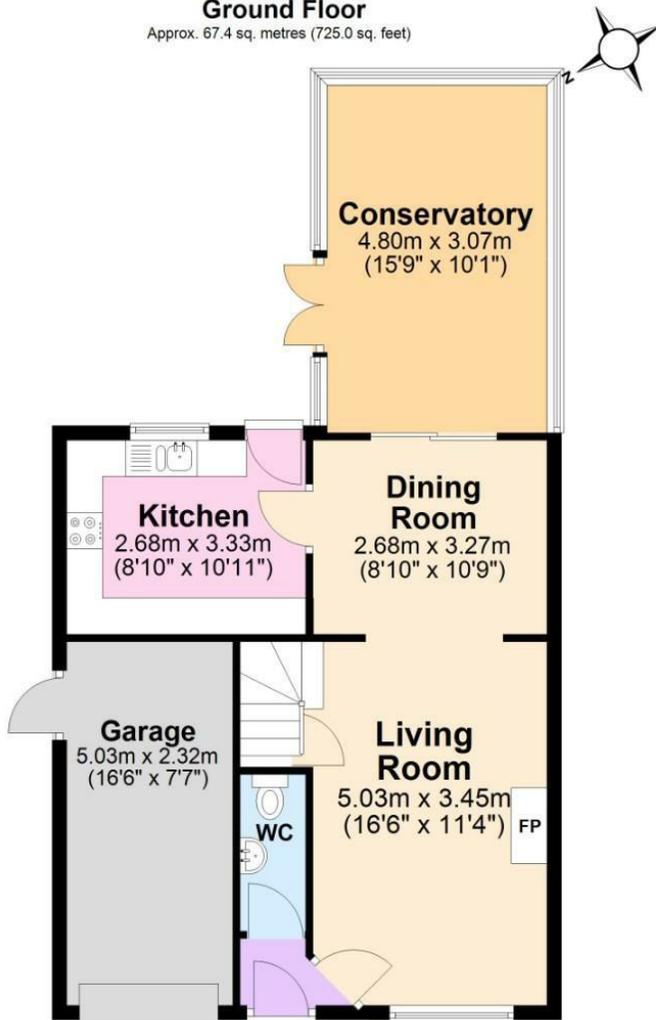
#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

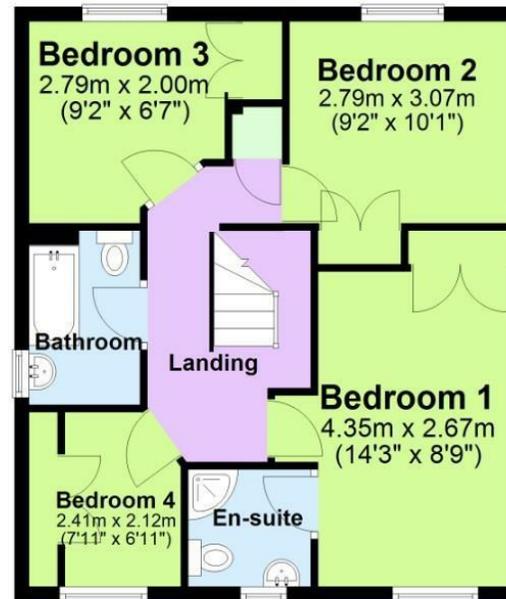
#### Ground Floor

Approx. 67.4 sq. metres (725.0 sq. feet)



#### First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 119.7 sq. metres (1288.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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