



19 Patterdale Close,
Gamston, NG2 6PW

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**** Guide Price £400,000 - £410,000 ****

This detached family home provides spacious accommodation arranged over two floors including; an entrance lobby, an entrance hallway, a lounge, a kitchen, a dining area with patio doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with a dressing area, and an en-suite shower room), and the bathroom.

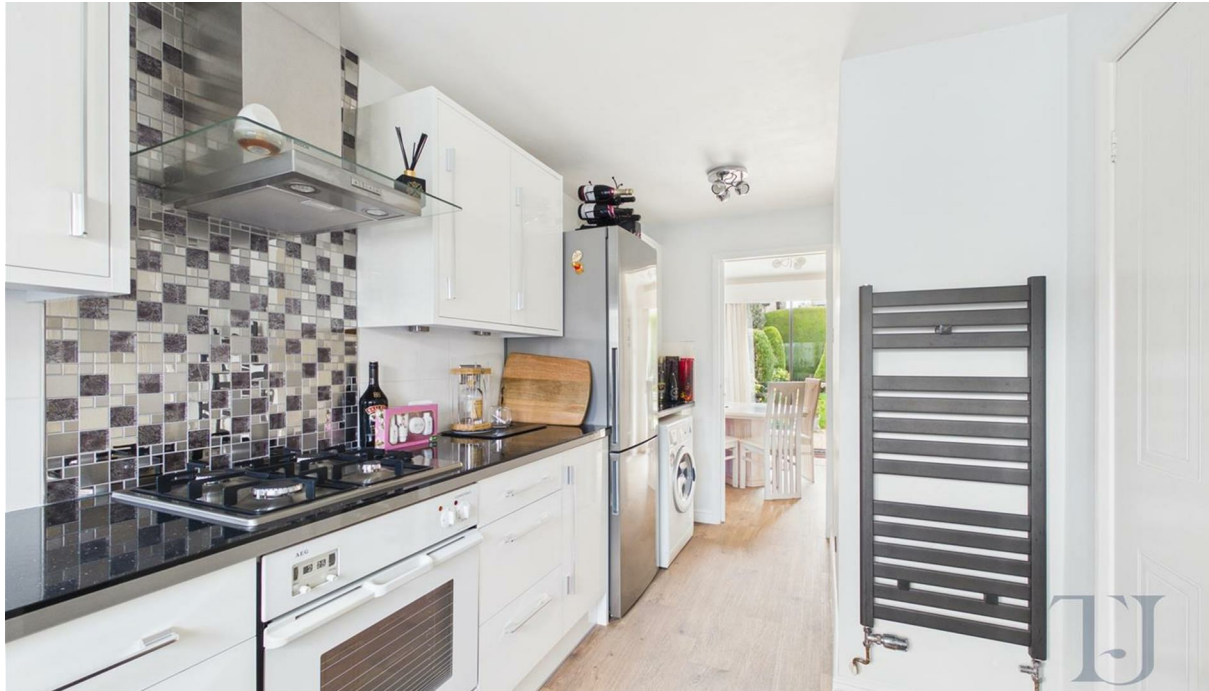
Benefiting from gas central heating, and a security alarm, the property has an enclosed and well maintained garden to the rear, plus a block paved driveway and single garage providing off road parking at the front.

Situated in the highly regarded south Nottinghamshire suburb of Gamston, the property is within easy reach of excellent local facilities including shops, restaurants, parks, sporting venues, and highly regarded primary and secondary schools. Transport networks by road and public transport links, provide access to Nottingham city centre.

Viewing is recommended.

Guide Price £400,000





ACCOMMODATION

The canopied composite entrance door opens into the entrance lobby. The entrance lobby has a ceiling light point, laminate flooring, and a part glazed door opening into the entrance hallway.

The entrance hallway has stairs rising to the first floor (with a window on the half landing), a radiator, a ceiling light point, and doors into the kitchen, the lounge, and the ground floor wc.

The kitchen has a range of wall, drawer and base units, a one and a half bowl sink and drainer unit with a mixer tap over, a built in dishwasher, space for a washing machine, space for a fridge, space for a freezer, plus an electric cooker, and a four ring gas hob. There is a window to the front, part tiling to the walls, laminate flooring, a feature radiator, spot lighting, and a sliding door opening to the dining area.

The dining area has a ceiling light point, coving, laminate flooring, an open archway to the lounge, and sliding patio doors opening to the rear garden.

The lounge has a window to the rear, a radiator, a ceiling light point, and coving.

The ground floor wc has a wall mounted corner wash hand basin, and a wc. There is a ceiling light point, an extractor fan, and a heated towel rail.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded loft space above), a shelved airing cupboard which houses the hot water tank, and doors into all three bedrooms, and the bathroom.

The bathroom has a three piece suite including: a P-shaped bath with an electric shower and a glazed screen over, a wash hand basin with a mixer tap, and a wc. There is a ceiling light point, laminate flooring, an extractor fan, and a heated towel rail.

Bedroom one has a window to the rear, a ceiling light point, a radiator, and an open archway into a DRESSING AREA. There is access to the en-suite shower room which has a shower cubicle with an electric shower, and a wash hand basin with a mixer tap. The en-suite also has a window to the side, a radiator, laminate flooring, and a medicine cabinet.

Bedroom two has a window to the front, and a radiator.

Completing the accommodation, bedroom three has a window to the rear, a radiator, a ceiling light point, and a walk in wardrobe.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and power connected). A pathway leads to the canopied entrance door (with a porch light), and a further path leads to the rear garden.

There is a good size and well maintained garden to the rear of the property which includes; a patio seating area, and matures shrubs and hedges. Fully enclosed, the property has external lighting, and an external tap.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,488.98.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		



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