

**5 bed detached house to buy in**

Aira Close, Gamston, Nottingham,  
Nottinghamshire, NG2 6QH

**£490,000** Starting Bid

 x 5  x 3  x 2

Tenure

**Freehold**

Double Garage parking

**Property features**

-  Being Sold via Secure Sale Online Bidding, Terms & Conditions Apply
-  Sought After Location
-  Five Bedrooms
-  Cul-de-Sac
-  EPC Rating C

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to this delightful detached family home located in the highly sought-after area of Gamston/ Nottingham. Nestled on Aira Close this spacious residence is set in a peaceful cul-de-sac, making it an ideal choice for families seeking a friendly community atmosphere.

The property boasts two reception rooms, perfect for relaxation and entertaining. The open-plan kitchen dining area creates a warm and welcoming space, ideal for family gatherings. A convenient downstairs WC adds to the functionality of the layout.

Retreat to the main bedroom, featuring a luxurious en-suite bathroom and a generous walk-in wardrobe, providing both comfort and practicality.

The enclosed rear garden offers a private outdoor oasis for children to play and for hosting summer barbecues, while the driveway and double garage provide ample parking and storage options for large families.

With gas-fired central heating and uPVC double glazing throughout, this home ensures comfort all year-round. Residents will appreciate the vibrant community, with nearby parks, sports facilities, and a leisure centre.

Enjoy easy access to a variety of shops, restaurants, and reputable schools, all within close proximity to the property.

This property presents a fantastic opportunity to enjoy modern family living in a desirable location.

\*Disclaimer\*

This property is a 5 bedroom house. The fifth bedroom has been converted to a walk in wardrobe with a stud wall erected. This can be covered back to a fifth bedroom.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £490,000

Property Type: Detached House

Parking: Double Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Aira Close, Gamston, Nottingham, Nottinghamshire, NG2 6QH

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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