



£240,000

Pinfold Road, Nottingham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0115 697 28 29

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Step Inside

Key Features

- 2 Double Bedrooms
- Close To Local Amenities
- Combi Boiler
- Conservatory
- Development Opportunity
- Double Glazing
- Downstairs WC
- Extra room/single bed/dressing room/study
- Fireplace
- Fitted Bathroom

Property Description

Well-presented three bedroom semi-detached home in Giltbrook, Nottingham. Ideal for first-time buyers or families, offering an extended kitchen diner, conservatory, low-maintenance garden and excellent access to the A610, M1, retail parks and local schools.

Main Particulars

This well-presented three-bedroom semi-detached home in Giltbrook, Nottingham offers the perfect balance of comfort, connectivity and future potential - ideal for first-time buyers, growing families or professionals looking for a long-term home with room to evolve.

Set just moments from the A610, the property is superbly placed for easy access to Nottingham city centre, the M1, Derby and surrounding towns, making it an excellent choice for commuters. Everyday convenience is right on your doorstep, with Giltbrook Retail Park close by, home to IKEA, Pets at Home, major supermarkets, eateries and a wide range of national retailers. Additional grocery stores and amenities are all within a short 5-10 minute drive.

Inside the Home

Upon entering, you're welcomed into a central hallway that leads through to a snug and cosy front lounge, complete with a bay window that floods the room with natural light - a perfect space to unwind or showcase personal décor and keepsakes.

To the rear sits the extended open-plan kitchen diner, thoughtfully designed with modern, custom-made cabinetry offering generous storage while maintaining a sleek, contemporary look. Integrated appliances include an electric hob, oven and built-in microwave, complemented by a tall radiator that keeps the space warm and inviting - ideal for relaxed mornings at the island with a coffee in hand.

A ground floor WC and storage area is neatly tucked under the stairs, housing the consumer unit.

Leading on from the kitchen is the conservatory, fitted with double electrical sockets and a smart panel heater, making it a comfortable year-round space for dining, relaxing or working from home.

Outdoor Space

The rear garden has been designed for low-maintenance living, featuring quality astroturf and a paved patio - perfect for children, pets, summer entertaining or winter ease. An external double socket offers the exciting potential for a hot tub or outdoor entertaining setup.

To the side of the property, the current shed area presents scope for future extension (subject to planning), adding real long-term value for buyers looking to grow into the home.

Upstairs

The first floor comprises:

Two generous double bedrooms

A versatile box room ideal as a child's bedroom, home office or walk-in wardrobe

Modern bathroom with a large shower - perfect for busy mornings or relaxed evenings

The principal bedroom enjoys tranquil views over the rear garden, while the front bedroom offers a cosy retreat overlooking the street.

The property is well positioned for a range of respected educational facilities, including:

Nursery & Primary

Gilthill Primary School

Awsorth Primary & Nursery School

Secondary

Kimberley School

Aldercar High School

Further & Higher Education

Nottingham College

Nottingham Trent University

University of Nottingham

Places of Worship

A variety of places of worship are easily accessible, including:

St Mary's Church, Greasley

St Patrick's Catholic Church, Eastwood

Local mosques, churches and community faith centres within nearby towns and Nottingham city

Things to Do & Lifestyle

Shopping and dining at Giltbrook Retail Park

Countryside walks and outdoor space at Greasley & Watnall countryside trails

Leisure facilities, gyms and cinemas nearby

Easy access to Nottingham's restaurants, theatres, nightlife and cultural attractions

Useful Information

Boiler: Vaillant (installed and serviced by British Gas)

EPC: C (Rating: 73, Potential: 79)

Loft: Part boarded

Heating: Radiators with thermostatic radiator valves

Broadband: Openreach connection (currently EE; however BT, Sky & Virgin available)

Viewings are strictly by appointment via Norman Galloway.

*Please ensure that you complete your own research and get your own legal advice. Always check the conditions of your mortgage, should you be considering a purchase via a mortgage.

Contact Us:

0115 697 2829

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www.normangalloway.co.uk

DISCLAIMER: Please ensure you seek your own financial and planning advice when making type of purchase/investment

(1) MONEY LAUNDERING REGULATIONS - prospective buyers will be asked to produce identification documentation during the verification process and we would ask for your co-operation in order that there will be no delay in agreeing a formal offer

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any contract for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the contract and any inventory provided before signing these documents

Council Tax Band: B (Broxtowe Borough Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Rights & easements: Drain access

Hall w: 2.64m x l: 1.82m (w: 8' 8" x l: 5' 11")

Lounge w: 3.17m x l: 3.17m (w: 10' 5" x l: 10' 5")

Kitchen/diner w: 3.67m x l: 5.3m (w: 12' x l: 17' 4")

Conservatory w: 2.7m x l: 2.91m (w: 8' 10" x l: 9' 6")

FIRST FLOOR:

Bathroom

w: 1.64m x l: 2.07m (w: 5' 5" x l: 6' 10")

Bedroom 1

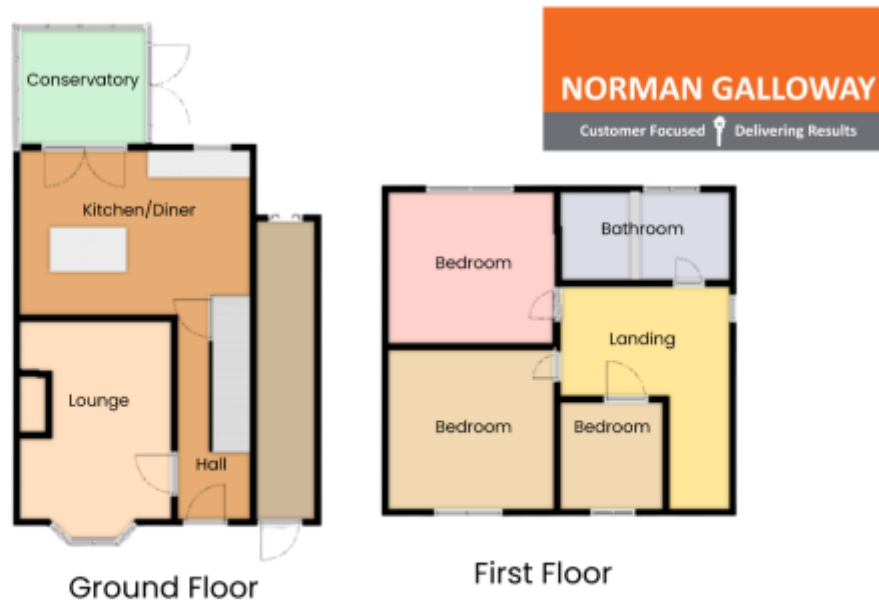
Bedroom 2 w: 3.2m x l: 3.24m (w: 10' 6" x l: 10' 7")

Bedroom 3 w: 1.81m x l: 2.07m (w: 5' 11" x l: 6' 9")

Landing w: 1.67m x l: 3.38m (w: 5' 6" x l: 11' 1")

Garden

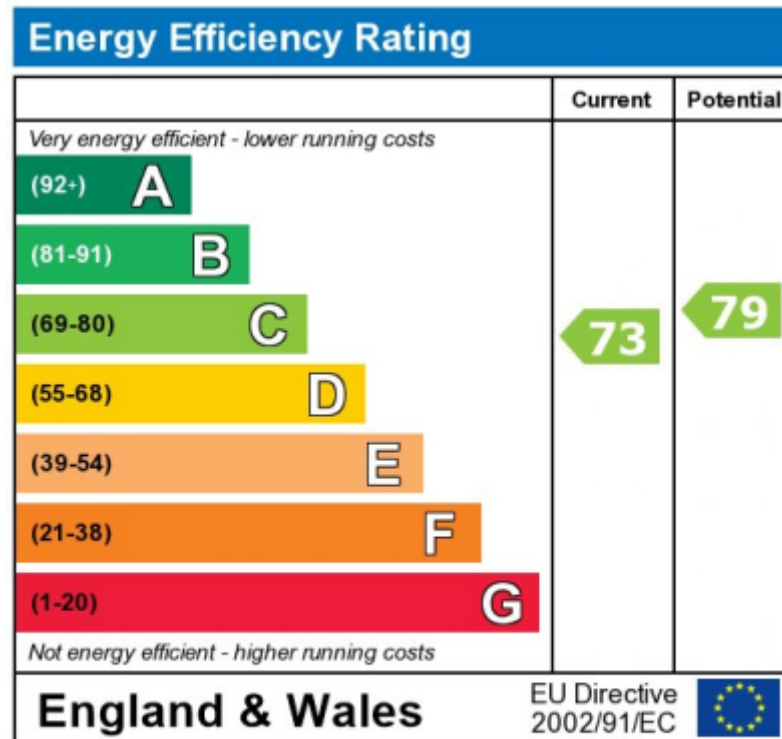




Pinfold Road
NG16 - Giltbrook
Not to Scale - For illustration purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 10530079 | VAT Registration Number: 409 4833 83 Registered Office: , 58 Carlton Road, Nottingham, NG3 2AP



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 0115 697 28 29



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