



Rex Gooding

4 Coniston Close, Gamston, NG2 6ND

Guide Price: £550,000

GUIDE PRICE RANGE £550,000 - £575,000

Set within the sought-after village of Gamston, this four-bedroom family home is one of those properties that reveals itself gradually — deceptively spacious from the outside, and genuinely impressive once inside. Extending to around 1,844 sq.ft. across three floors, it has the warmth and informality of a barn conversion, a character that the current owners have enhanced through two carefully considered extensions that add real quality to daily life.

The more striking of the two is the open-plan kitchen and dining space at the heart of the ground floor. Vaulted to the ceiling and orientated to a south-facing garden, it is a generous, light-filled room that works equally well for family meals and relaxed entertaining. The overall run from kitchen through dining to lounge exceeds thirty feet, and the layout connects naturally without feeling cavernous. A separate sitting room at the front provides a secondary reception space — useful as a playroom, home office or quieter evening room — while a study and ground floor WC complete a ground floor that has been well thought through.

The first floor is arranged around three bedrooms, led by a spacious principal room with fitted wardrobes and its own en suite. Two further bedrooms on this floor are served by a family bathroom, with storage incorporated sensibly throughout including a useful cupboard off the landing.

The second extension sits at the top of the house, where the loft space has been converted into a double bedroom with its own en suite shower room. The separation this level offers makes it a practical and flexible space — suited to older children, regular guests, or visiting family who appreciate a degree of independence.

The south-facing garden, garage and overall layout make this a home that works across a range of buyers — from those purchasing for the first time to those looking to downsize into something manageable without losing flexibility or comfort. NO UPWARD CHAIN.

Accommodation & Amenities

- No Upward Chain
- Characterful four-bedroom family home in the village of Gamston extending to approximately 1,844 sq.ft. across three floors.
- The current owners have extended the property twice, adding significant space and quality throughout.
- Impressive open-plan kitchen and dining room with a vaulted ceiling and doors to a south-facing garden.
- The ground floor run from kitchen through dining to lounge exceeds thirty feet.
- Separate sitting room to the front, suitable as a playroom, home office or evening room.
- Further ground floor study and WC.
- Garage.
- Principal bedroom on the first floor with fitted wardrobes and en suite.
- Two further bedrooms on the first floor served by a family bathroom.
- Second floor loft conversion providing a double bedroom with en suite shower room.







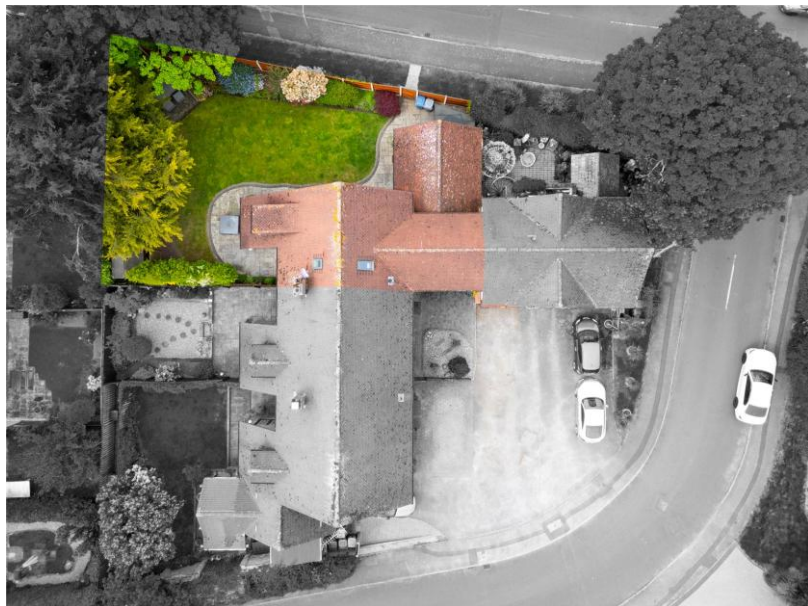










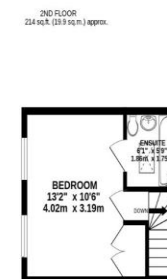
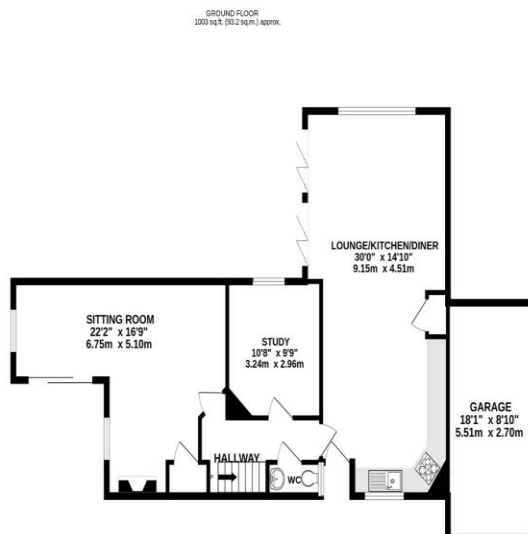


Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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