



27 Cranford Gardens, West Bridgford, NG2 7SE

Price Guide £395,000



Marriotts







# 27 Cranford Gardens

## West Bridgford, NG2 7SE

- Three bedrooms
- Garage with remote electric door
- Full width garden room extension
- Cul-de-sac location
- Hard landscaped gardens
- NO UPWARD CHAIN

A well-presented modern detached family home in a popular cul-de-sac with three bedrooms, hard landscaped gardens, hallway with downstairs toilet and a lovely full-width centrally heated garden room extension!

**Price Guide £395,000**



### Overview

Nestled in the tranquil cul-de-sac of Cranford Gardens, West Bridgford, this charming modern detached house offers a delightful blend of comfort and convenience. With three bedrooms, modern bathroom with shower, lounge and separate dining room and entrance hallway with downstairs toilet. The standout feature is undoubtedly the lovely full-width garden room extension, with Velux window and centrally heated, providing a warm and inviting space to relax while overlooking the beautifully designed outdoor area.

The hard landscaped gardens, featuring low-maintenance Indian sandstone, create a stylish outdoor environment that is both practical and aesthetically pleasing, extending to the side of the property where you will find a covered seating/drying area and modern garden shed.

For those who value convenience, the garage with a remote electric door adds an extra layer of quality and ease to daily life. The location is particularly appealing, situated next to a large open green space, perfect for leisurely strolls or outdoor activities. Additionally, the property is in close proximity to the amenities of Compton Acres, providing easy access to shops and services.

This home is an excellent opportunity for anyone seeking a peaceful yet accessible lifestyle in West Bridgford. With its thoughtful design and prime location, it is sure to attract interest from discerning buyers.

### Entrance Hall

With composite front entrance door, wood effect flooring, radiator and stairs to the first-floor landing. UPVC double-glazed side window, downstairs toilet and washbasin with vanity cupboard, chrome ladder towel rail and UPVC double glazed front window.



## Lounge

Marble hearth with coal effect living flame gas fire, UPVC double glazed front window, radiator and glazed panel double doors through to the dining room.

## Dining Room

Door through to the kitchen and UPVC double glazed sliding patio door through to the garden room.

## Kitchen

A range of units with shaker-style doors and granite effect worktops with inset stainless steel sink unit and drainer with concealed worksurface lighting. Freestanding Stoves gas oven and hob, NEFF slimline dishwasher and integrated fridge. Plumbing for washing machine, radiator, understair shelved cupboard with automatic light, also housing the RCD board. UPVC double-glazed rear window and UPVC double-glazed stable door leading out to the side covered seating/drying area.

## Garden Room

Being UPVC double-glazed with radiator, central Velux window, tiled floor, ample power points and a double door leading out to the rear garden.

## Landing

Airing cupboard housing the hot water cylinder, loft access and UPVC double glazed side window.

## Bedroom 1

UPVC double-glazed front window and radiator.

## Bedroom 2

UPVC double glazed rear window and radiator.

## Bedroom 3

UPVC double glazed front window, radiator and over-stair shelved cupboard/wardrobe.

## Bathroom

With fully tiled walls and consisting of a bath with electric shower, pedestal washbasin and toilet. Chrome ladder towel rail, wood-style flooring and UPVC double glazed rear window.

## Outside

The front garden is hard landscaped with timber sleeper edging and gravel with an ample block paved driveway. Remote electric up and over door leads into the garage which has light and power and houses the Worcester Bosch condensing boiler and door leading out to the rear. To the rear, the garden has been hard landscaped, predominately with Indian sandstone on two levels with brick-raised beds containing a variety of mature plants and shrubs. Further patio area to the side leading to the covered area and shed with outside tap.

## Material Information

TENURE: Freehold

COUNCIL TAX: Rushcliffe Borough Council - Band D

PROPERTY CONSTRUCTION: Cavity Brick












ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: not known  
ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: not known  
LOCATION OF BOILER: garage  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level access









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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 



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU  
0115 953 6644  
sales@marriotts.net

www.*Marriotts*.net

