

HoldenCopley

PREPARE TO BE MOVED

Claremont, West Bridgford, Nottinghamshire NG2 7LW

Guide Price £300,000 - £325,000

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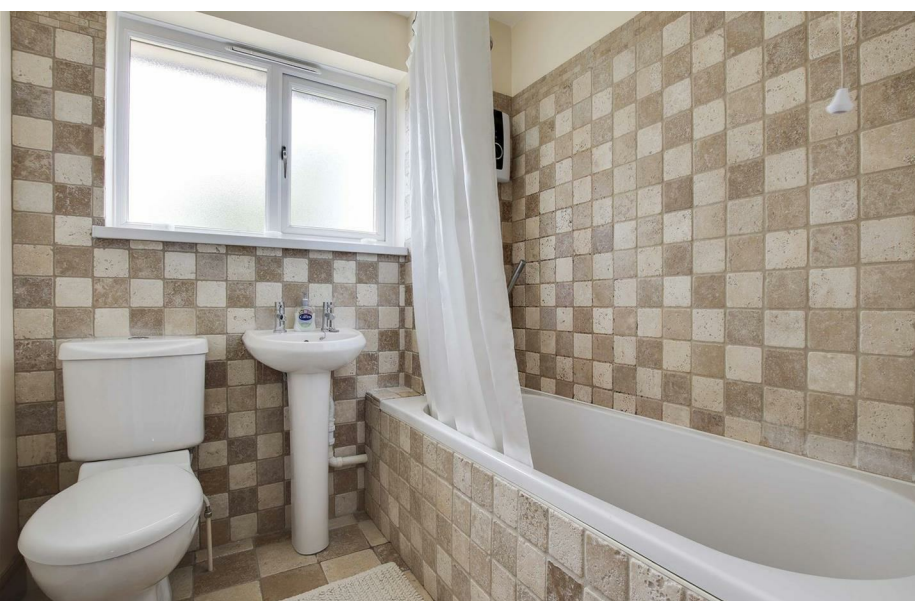
GUIDE PRICE: £300,000 - £325,000

LOCATION, LOCATION, LOCATION...

This three bedroom detached house is situated in the highly regarded and popular Compton Acres suburb within one of Nottingham's finest areas - West Bridgford. Being just a stones throw away from local amenities, within catchment to great schools including West Bridgford Secondary School, excellent transport links close by and easy access on the A52 and A46. This property is well presented and boasts spacious accommodation, making it the perfect purchase for any family buyer! To the ground floor is an entrance hall with a cloak W/C, a spacious living room open plan to a dining room, a breakfast kitchen and an additional reception room. The first floor carries three good sized bedrooms serviced by a modern bathroom suite. Outside to the front is a block paved driveway and to the rear is a generous sized garden with access to an outhouse storage space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Breakfast Kitchen
- Three Reception Rooms
- Ground Floor W/C
- Modern Bathroom Suite
- Driveway
- South Facing Garden
- Compton Acres Suburb
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring and provides access into the accommodation

Cloak / WC

This space has a low level flush WC, a floating wash basin, tiled splash back, tiled flooring and a UPVC double glazed window to the front elevation

Living Room

15'7" x 13'2" (4.76 x 4.02)
The living room has two UPVC double glazed windows to the front and side elevation, laminate flooring, a TV point, two radiators and an arch entrance to the dining room

Dining Room

10'11" x 7'9" (3.34 x 2.37)
The dining room has laminate flooring, a radiator, UPVC double glazed windows to the rear elevation with double french doors opening out to the garden

Family Room

12'1" x 8'4" (3.69 x 2.55)
The family room has a UPVC double glazed window to the front elevation, laminate flooring, a radiator, recessed spotlights and a TV point

Kitchen

11'1" x 7'6" (3.38m x 2.31m)
The kitchen has a range of wood effect base and wall units with rolled edge worktops, a sink with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, parquet flooring, tiled splash back, a radiator, a UPVC double glazed window to the rear elevation and a single door providing access to the side

FIRST FLOOR

Landing

The landing has carpeted flooring, a UPVC double glazed window to the side elevation, a loft hatch and provides access to the first floor accommodation

Master Bedroom

13'3" x 8'11" (4.06m x 2.72m)
The main bedroom has a UPVC double glazed window to the front elevation, laminate flooring and a radiator

Bedroom Two

10'11" x 9'1" (3.35m x 2.77m)
The second bedroom has a UPVC double glazed window to the rear elevation, laminate flooring and a radiator

Bedroom Three

9'10" x 6'5" (3.02m x 1.96m)
The third bedroom has a UPVC double glazed window to the front elevation, laminate flooring, a radiator and an over the stair cupboard

Bathroom

6'1" x 6'1" (1.86 x 1.86)
The bathroom has a low level flush WC, a pedestal wash basin, a bath with an overhead shower, partially tiled walls, tiled flooring, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a block paved driveway

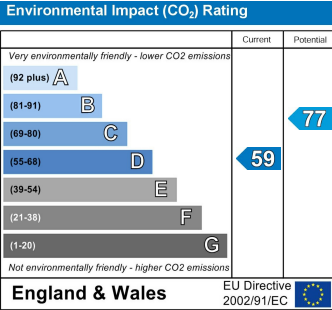
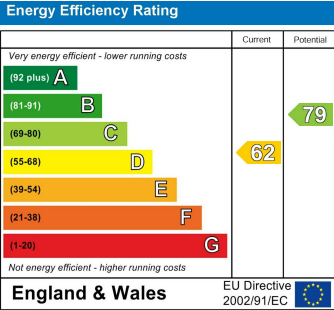
Rear

To the rear of the property is a private enclosed south facing garden with a block paved patio area, a lawn, an outdoor tap, access to a outhouse store room and fence panelling

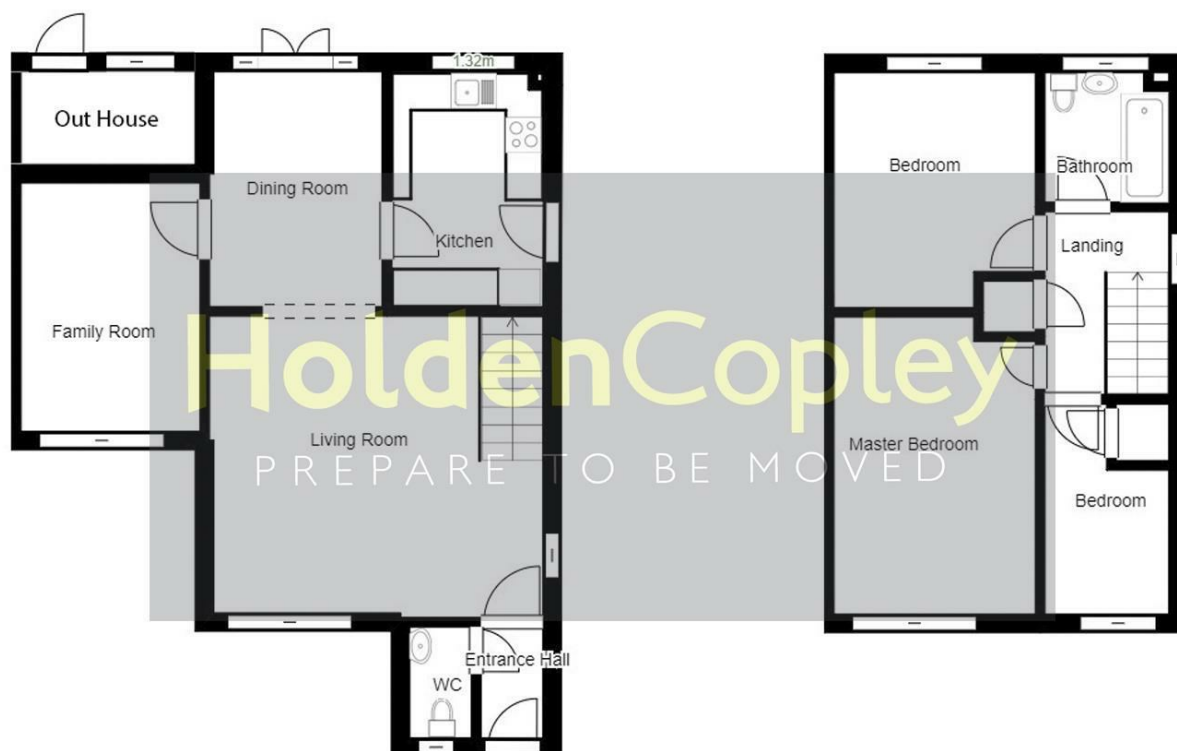
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