

HoldenCopley

PREPARE TO BE MOVED

Ascott Gardens, West Bridgford, Nottinghamshire NG2 7TH

Offers Over £375,000

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A WEALTH OF SPACE...

This detached three bedroom property offers spacious accommodation throughout ideal for any family buyers looking for a property to turn into their forever home. This property is situated in one of Nottingham's most sought after residential locations and within easy reach of the centre of West Bridgford, hosting a wide range of excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to Greythorn Primary School and the West Bridgford School. To the ground floor of the property is an entrance hall, two reception rooms, a spacious kitchen with a separate utility area, a WC and internal access into the garage, to the first floor are three bedrooms serviced by a shower room en-suite to the master bedroom and a three piece bathroom suite. Outside to the front of the property is a double driveway and access into the single garage, to the rear of the property is a private enclosed garden with a lawn and a paved patio area - perfect for entertaining!

MUST BE VIEWED





- Detached Home
- Three Bedrooms
- Two Bathrooms & Ground Floor WC
- Two Reception Rooms
- Kitchen & Separate Utility
- Driveway & Garage
- Private Rear Garden
- Sought After Location
- Well Presented
- Must Be Viewed





GROUND FLOOR

Porch

9'6" x 4'3" (2.9 x 1.3)
The porch has tiled flooring and UPVC double glazed windows to the front elevation

Entrance Hall

6'6" x 6'6" (2.0 x 2.0)
Th entrance hall has wooden flooring, a radiator, carpeted stairs and provides access into the accommodation

WC

2'7" x 6'6" (0.8 x 2.0)
This space has wooden flooring, a low level flush WC, a corner wash basin with stainless steel mixer taps, a radiator and a UPVC double glazed window to the front elevation

Kitchen

9'6" x 15'8" (2.9 x 4.8)
The kitchen has wooden flooring, a range of fitted base and wall units with fitted countertops, a sink and a half with a drainer and stainless steel mixer taps, an integrated double oven, an integrated electric hob, two integrated fridges, an integrated freezer, an integrated dishwasher, partially tiled walls, a radiator, coving to the ceiling, recessed spotlights and a UPVC double glazed window to the rear elevation

Utility Room

6'6" x 7'6" (2.0 x 2.3)
The utility room has wooden flooring, a range of fitted base and wall units with a fitted countertop, a stainless steel sink with a drainer and mixer taps, space and plumbing for a washing machine and a tumble dryer, partially tiled walls, a radiator, access into the garage and a UPVC double glazed door to access the rear garden

Dining Room

8'10" x 11'1" (2.7 x 3.4)
The dining room has carpeted flooring, coving to the ceiling, a radiator and UPVC double glazed sliding doors to the rear garden

Living Room

11'1" x 15'1" (3.4 x 4.6)
The living room has carpeted flooring, a feature fireplace with a brick surround and a tiled hearth, a TV point, coving to the ceiling, a radiator and a UPVC double glazed window to the front elevation

Garage

18'0" x 6'6" (5.5 x 2.0)
The garage has a wall mounted boiler, electrical points and lighting

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, a loft hatch, an in-built cupboard and provides access to the first floor accommodation

Bedroom One

11'1" x 11'5" (3.4 x 3.5)
The main bedroom has carpeted flooring, coving to the ceiling, a range of in-built wardrobes, a radiator, a UPVC double glazed window to the front elevation and access into the en-suite

En-Suite

9'10" x 5'10" (3.0 x 1.8)
The en-suite has tiled effect flooring, a low level flush WC, a wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture, a chrome heated towel rail, partially tiled walls, coving to the ceiling, recessed spotlights, shaving power sockets and a UPVC double glazed obscure window to the side elevation

Bedroom Two

9'6" x 10'5" (2.9 x 3.2)
The second bedroom has carpeted flooring, coving to the ceiling, a range of fitted wardrobes, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

9'10" x 6'10" (3.0 x 2.1)
The third bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

6'2" x 5'10" (1.9 x 1.8)
The bathroom has vinyl flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and a bi-folding glass shower screen, fully tiled walls, a radiator, a shaving power socket and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a double driveway to provide off road parking, access into the single garage, a lawn and various shrubs

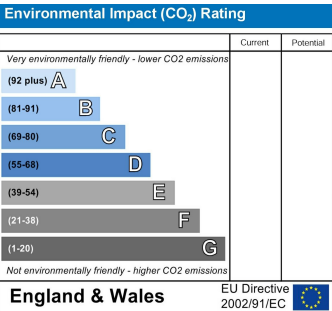
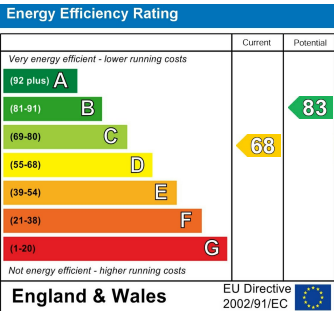
Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, two garden sheds, various plants and shrubs, courtesy lighting and panelled fencing

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
686.41 Sq Ft - 63.77 Sq M
Approx. Gross Internal Area of the Entire Property:
1164.98 Sq Ft - 108.23 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
478.56 Sq Ft - 44.46 Sq M
Approx. Gross Internal Area of the Entire Property:
1164.98 Sq Ft - 108.23 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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