

HoldenCopley

PREPARE TO BE MOVED

Saltby Green, West Bridgford, Nottinghamshire NG2 7UT

Guide Price £270,000 - £300,000

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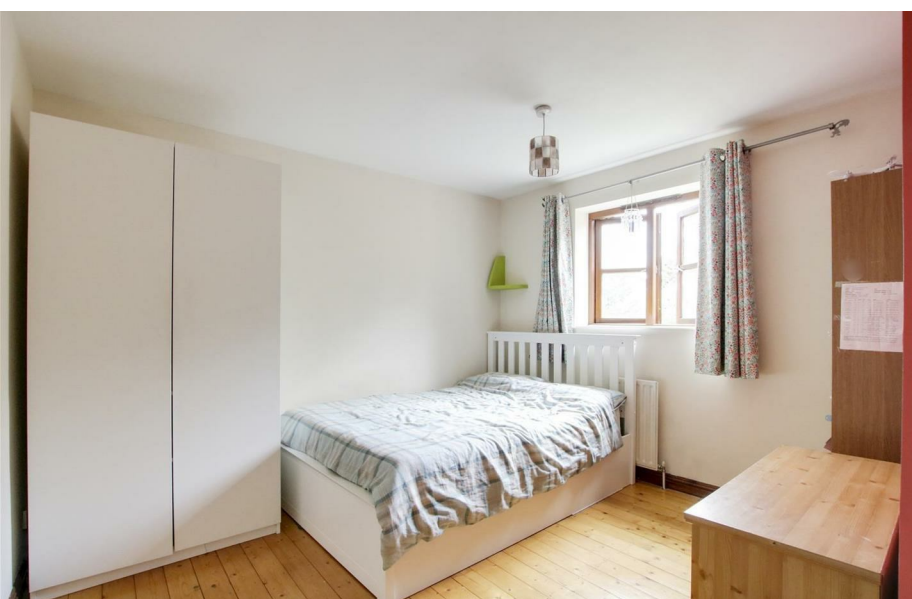
GUIDE PRICE: £270,000 - £280,000

LOCATION, LOCATION, LOCATION...

This three bedroom semi detached house, uniquely located around a pretty green, is situated in one of Nottingham's sought after areas within a quiet cul-de-sac location and has easy access to a wealth of local amenities, shops and excellent transport links (bus and tram). In addition, the property lies within the catchment area of good local primary and secondary schooling including an outstanding West Bridgford secondary school. This type of property would make the perfect home for any growing family so an early viewing is advised! To the ground floor is an entrance hall, a store room which has potential to be converted to a W/C, a spacious lounge diner, a kitchen and storage. Upstairs on the first floor are three good sized bedrooms serviced by a three piece bathroom suite and en-suite to master bedroom. Outside to the front is a large driveway with access to a garage providing ample off road parking and to the rear is a generous sized garden.

NO UPWARD CHAIN!





- Semi Detached House
- Three Bedrooms
- Spacious Lounge Diner
- Storage Space
- Three Piece Bathroom Suite
- Driveway & Garage
- Well Maintained Garden
- Sought After Location
- Quiet Cul-De-Sac
- No Upward Chain





GROUND FLOOR

Entrance Hall

The entrance hall has a radiator, wood flooring, carpeted stairs, a window to the side elevation and provides access into the accommodation

Cloak / Store Room

This space has plumbing to be converted into a W/C

Lounge/Diner

23'1" x 11'8" (7.05 x 3.58)

The lounge has a double glazed window to the front elevation, wood flooring, a TV point, a feature fireplace with a decorative surround, two radiators, space for a dining table and a sliding patio door to the garden

Kitchen

10'1" x 9'3" (3.08 x 2.82)

The kitchen has a range of base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, a radiator, tiled splash back, a double glazed window to the rear elevation and a single door providing access to the garden

FIRST FLOOR

Landing

The landing has a double glazed window to the side elevation, wood flooring, a built in cupboard and provides access to the first floor accommodation

Master Bedroom

11'10" x 10'2" (3.63 x 3.11)

The main bedroom has a double glazed window to the rear elevation, a radiator, wooden flooring and access to an en-suite

En-Suite

7'4" x 2'5" (2.26 x 0.76)

The en-suite has a low level flush WC, a floating wash basin, a shower enclosure, tiled splash back, wooden flooring, an extractor fan and recessed spotlights

Bedroom Two

12'3" x 10'11" (3.75 x 3.33)

The second bedroom has a double glazed window to the front elevation, wooden flooring, a loft hatch and a radiator

Bedroom Three

9'1" x 9'1" (2.78 x 2.77)

The third bedroom has a double glazed window to the front elevation, wooden flooring, a radiator and a built in cupboard

Bathroom

7'5" x 5'9" (2.28 x 1.76)

The bathroom has a low level flush WC, a pedestal wash basin, a panelled bath with a handheld shower head, tiled splash back, wooden flooring, a radiator, an extractor fan and a double glazed window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned garden and a driveway with access to the garage towards the rear

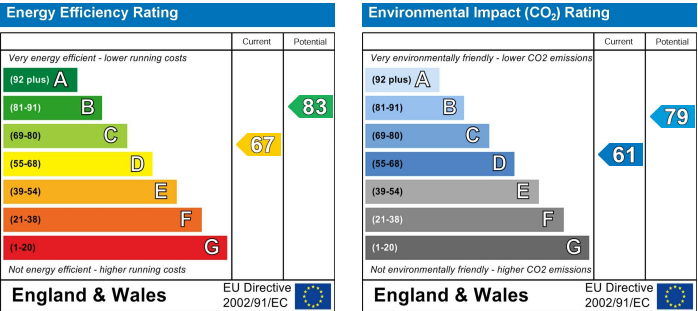
Rear

To the rear of the property is a private enclosed garden with a lawn, palisade, a decked seating area with a wooden pergola, a range of mature trees and shrubs, fence panelling and gated access

DISCLAIMER

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