

HoldenCopley

PREPARE TO BE MOVED

Killerton Park Drive, West Bridgford, Nottinghamshire NG2 7SB

Asking Price £575,000

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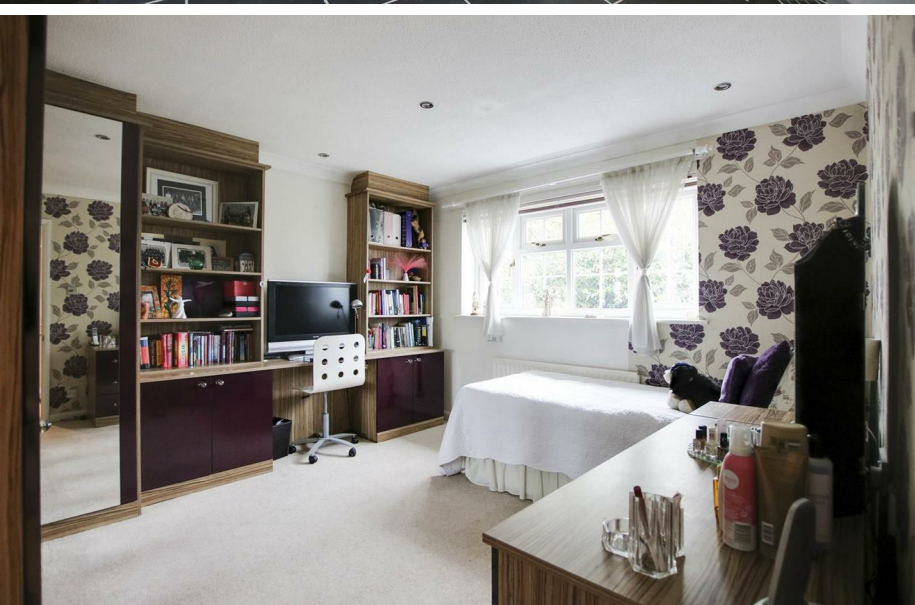
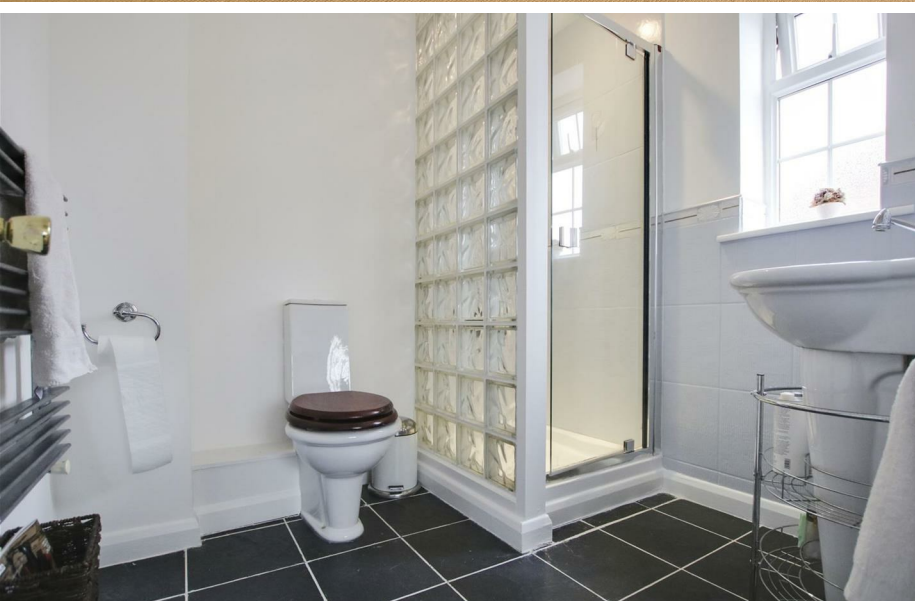


STUNNING FAMILY HOME...

This four bedroom detached house would make the perfect home for any growing family as it boasts an abundance of indoor and outdoor space! 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 is an entrance hall, a W/C, three reception rooms, a modern kitchen diner and a utility room. The first floor carries four good sized bedrooms, all benefiting from fitted wardrobes, serviced by two bathroom suites. Outside to the front is a driveway providing ample off road parking and access to the garage along with a private enclosed garden to the rear.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen Diner
- Utility & W/C
- Two Bathrooms
- Plenty Of Storage Space
- Driveway & Garage
- Private Garden
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has laminate flooring, recessed spotlights, coving to the ceiling, a dado rail, carpeted stairs, a fitted sliding mirrored door wardrobe, a UPVC double glazed window to the front elevation and a UPVC door providing access into the accommodation

Dining Room

17'9" x 8'0" (5.43 x 2.45)

The dining room has a UPVC double glazed window to the front elevation, laminate flooring, recessed spotlights, coving to the ceiling and a radiator

W/C

This space has a low level flush WC, a wash basin, partially tiled walls, tile effect flooring, a radiator, recessed spotlights, coving to the ceiling and an extractor fan

Utility Room

6'9" x 6'7" (2.06 x 2.02)

The utility room has a fitted base unit with a wooden worktop, a stainless steel sink with taps and a drainer, space and plumbing for a washing machine, a radiator, tiled splash back, vinyl flooring, a UPVC double glazed window to the side elevation and a single door to the side access

Kitchen / Diner

21'1" x 8'3" (6.45 x 2.54)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven and grill, an integrated dishwasher, an integrated fridge, a four ring gas hob with an extractor hood, tiled splash back, tile effect flooring, space for a dining table, two radiators, a dado rail, recessed spotlights, coving to the ceiling, a UPVC double glazed window to the rear elevation and a sliding patio door providing access to the rear garden

Family Room

11'10" x 11'5" (3.63 x 3.48)

The family room has laminate flooring, a radiator, a TV point, coving to the ceiling, a sliding patio door leading out to the rear garden and open plan to the living room

Living Room

19'3" x 11'10" (5.87 x 3.61)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, wall light fixtures and a feature fireplace with a decorative surround

FIRST FLOOR

Landing

The landing has carpeted flooring, recessed spotlights, coving to the ceiling, a dado rail, a UPVC double glazed window to the side elevation, an in-built cupboard, access to a loft via a drop down ladder and provides access to the first floor accommodation

Master Bedroom

21'0" x 15'10" (6.41 x 4.83)

The main bedroom has two UPVC double glazed windows to the front elevation, carpeted flooring, recessed spotlights, two radiators, in-built wardrobes and access to an en-suite

En-Suite

7'1" x 6'1" (2.16 x 1.87)

The en-suite has a low level flush WC, a pedestal wash basin, a shower enclosure with a block glass feature wall, a heated towel rail, tiled flooring, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Bedroom Two

12'5" x 11'11" (3.81 x 3.64)

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, recessed spotlights and an *L* shaped fitted wardrobe with additional storage cupboards

Bedroom Three

12'1" x 9'10" (3.69 x 3.00)

The third bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and fitted wardrobes

Bathroom

9'4" x 9'2" (2.85 x 2.80)

The bathroom has a low level flush WC, a pedestal wash basin, an electrical shaving point, a panelled bath with an overhead shower and a shower screen, a radiator, partially tiled walls, tiled flooring, recessed spotlights, coving to the ceiling and a UPVC double glazed obscure window to the rear elevation

Bedroom Four

11'6" x 9'2" (3.51 x 2.80)

The fourth bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring, a radiator, recessed spotlights and fitted sliding mirrored door wardrobes

OUTSIDE

Front

To the front of the property is a block paved driveway, courtesy lighting, hedged borders and access into the integral garage

Garage

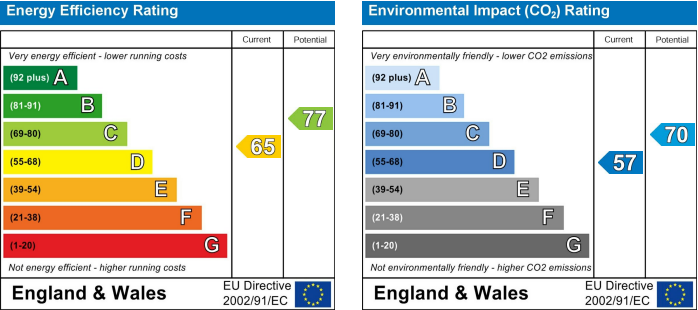
Rear

To the rear of the property is a private enclosed garden with a paved patio area, a lawn, courtesy lighting, a range of mature trees, plants and shrubs, hedged borders and decorative gravelled areas

DISCLAIMER

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Killerton Park Drive, West Bridgford, Nottinghamshire NG2 7SB



Approx. Gross Internal Area of the Ground floor:
832.8 Sq Ft - 77.37 Sq M
Approx. Gross Internal Area of the Entire Property:
1733.42 Sq Ft - 161.04 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:
900.62 Sq Ft - 83.67 Sq M
Approx. Gross Internal Area of the Entire Property:
1733.42 Sq Ft - 161.04 Sq M

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