

HoldenCopley

PREPARE TO BE MOVED

Whitcliffe Gardens, West Bridgford, Nottinghamshire NG2 6UE

Guide Price £425,000

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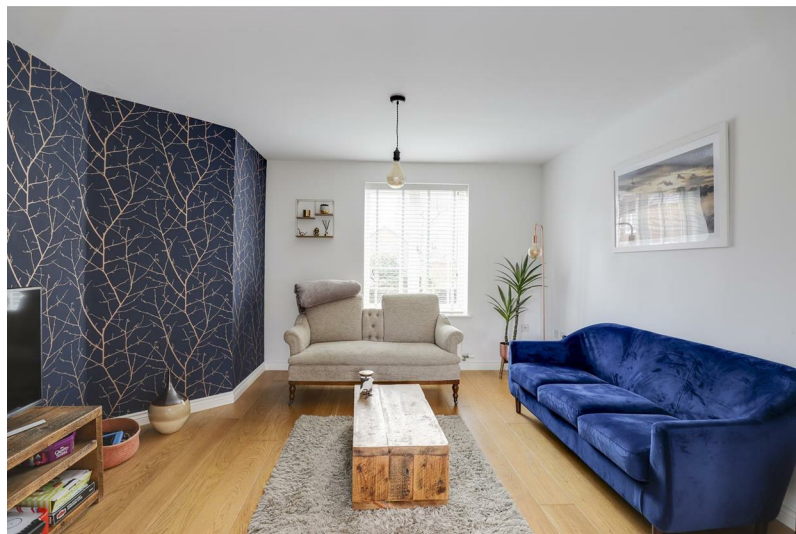


SPACIOUS FAMILY HOME...

GUIDE PRICE £425,000 - £450,000

This substantial five bedroom mid-terraced house offers an abundance of space set across three floors whilst being exceptionally well presented throughout, perfect for any growing families. The property benefits from modern and contemporary living with bi-fold doors allowing natural light to flood the open plan kitchen/diner. Situated in an exclusive and highly sought after residential location, within easy reach of the of West Bridgford town centre boasting 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 The West Bridgford School and many more. To the ground floor is an entrance hall, a snug area and a open plan fitted kitchen/diner with integrated appliances. To the first floor are two good sized bedrooms serviced by a separate W/C with the additional three bedrooms to the second floor serviced by a three piece bathroom suite and the master bedroom benefiting from an en-suite. The fifth bedroom is currently being utilised as an office creating a versatile space. Outside to the front of the property is a driveway providing off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Three Storey Modern Town House
- Five Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Area
- Ground Floor W/C
- Three Piece Bathroom Suite, En-Suite & First Floor W/C
- Well Presented Throughout
- Off Road Parking
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, two wall mounted radiators, carpeted stairs, a built-in cupboard, a UPVC double glazed window to the front elevation and a single door providing access into the accommodation

Kitchen/Diner

23'9" x 10'11" (7.26 x 3.33)

The kitchen/diner has tiled flooring, a wall mounted radiator, a range of fitted wall and base units with square edge worktops, LED lighting, a stainless steel under mount sink and a half, an integrated double oven, an induction hob, an integrated dishwasher, an integrated fridge freezer, space for a dining table, recessed spotlights, a UPVC double glazed window to the rear elevation, bi-fold doors opening out to the rear garden and provides access to the W/C

W/C

This space has tiled flooring, a wall mounted radiator, a low level flush W/C and a pedestal wash basin with tiled splash back

Snug

12'4" x 11'3" (3.78 x 3.45)

The snug has wooden flooring, a wall mounted radiator, a TV point and a UPVC double glazed window to the front elevation

FIRST FLOOR

First Floor Landing

The first floor landing has carpeted flooring, a wall mounted radiator, two built-in cupboards and provides access to the first floor accommodation

Living Room

14'6" x 13'3" (4.42 x 4.04)

The living room has carpeted flooring, a wall mounted radiator, a TV point, a circular window and UPVC double glazed French doors to the front elevation

Bedroom Three

13'3" x 8'0" (4.04 x 2.44)

The third bedroom has carpeted flooring, a wall mounted radiator and UPVC double glazed French doors to the rear garden

Bedroom Five/Office Space

10'5" x 8'2" (3.18 x 2.49)

The fifth bedroom/office space has wooden flooring, a wall mounted radiator and UPVC double glazed French doors to the front elevation

W/C

This space has tiled flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, an extractor fan and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Second Floor Landing

The second floor landing has carpeted flooring, a wall mounted radiator, provides access to the first floor accommodation and a boarded loft with lighting

Master Bedroom

13'1" x 12'0" (3.99 x 3.68)

The main bedroom has carpeted flooring, a wall mounted radiator, two UPVC double glazed windows to the rear elevation and provides access to the en-suite

En-Suite

8'1" x 5'1" (2.48 x 1.57)

The en-suite has tiled flooring, a wall mounted radiator, a low level flush

W/C, a pedestal wash basin, a shower enclosure with a wall mounted shower, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the rear elevation

Bathroom

8'0" x 5'6" (2.45 x 1.68)

The bathroom has tiled flooring, a wall mounted radiator, a low level flush W/C, a pedestal wash basin, an electric shaving point, a panelled bath, partially tiled walls, an extractor fan, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

Bedroom Two

13'3" x 10'5" (4.06 x 3.18)

The second bedroom has carpeted flooring, a wall mounted radiator and two UPVC double glazed windows to the front elevation

Bedroom Four

8'0" x 10'5" (2.46 x 3.18)

The fourth bedroom has carpeted flooring, a wall mounted radiator and a UPVC double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a lawnd garden, courtesy lighting and a driveway providing off road parking

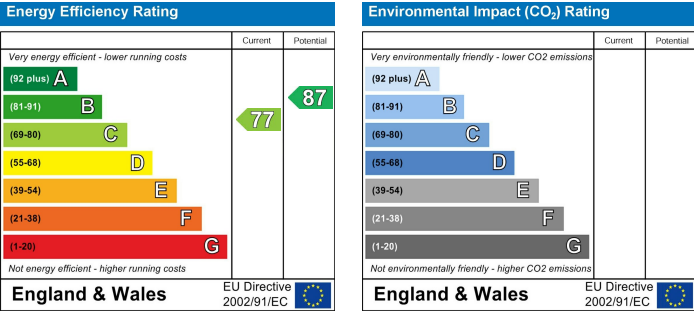
Rear

To the rear of the property is a private enclosed garden with a patio area, courtesy lighting, a lawn, a decked seating area, a range of plants and shrubs, mature trees and panelled fencing

DISCLAIMER

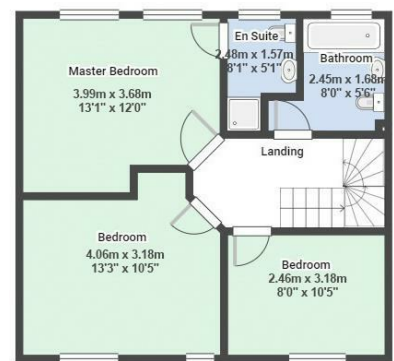
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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