**Syon Park Close, Nottingham, NG2 7ER**
**Offers In The Region Of £275,000**

LIBERTY GATE

# Syon Park Close
# Nottingham
# NG2 7ER

**Liberty Gate are proud to offer this superb Two bedroom home for sale.**

**Being lovingly finished throughout and positioned in the highly regarded area of West Bridgford the property is an ideal home for a small family or first time buyer.**

**Introduction**
Liberty Gate are proud to offer for sale this superbly well presented ideal starter home in the popular location of West Bridgford.

The property has been lovingly renovated to include a new kitchen, bathroom and landscaped garden creating stylish move in ready home.

The accommodation comprises of;

**Entrance Hall**
From the front street side access there is a covered area and PVC door in a welcoming sage colour, inside a panelled wall with coat hooks provides a well thought through storage area, neutrally finished.

**Kitchen**
The kitchen has been recently fitted and features and range of shaker style base and wall units providing plenty of storage.

The integrated appliances include the oven, electric hob and extractor, as well as the fridge freezer and washer/dryer.

The finishes are warm and inviting with matt grey units topped with solid wood work tops.

**Lounge**
Moving into the lounge which is a bright and sociable space leading into the garden via patio doors, you can see a defined sitting area and space for a dining table.

The room is mostly neutral in decor with a modern twist, a feature wall in a deep green and laminate flooring combine to create a cosy atmosphere.

**Landing**
To the top of the stairs is an spacious landing area, a dramatic black wall and shelving create interest and grey carpets finish the look.

**Bedroom One**
The main bedroom is positioned to the back the home overlooking the garden, with plenty of space for a king size bed wardrobes and various bedroom furniture.

**Bedroom Two**
Bedroom two is a similar double room the the main room, currently used a dressing space the bedroom is a generous double room with storage cupboard over the stairs.

**Bathroom**
The bathroom has been recently renovated with stylish grey tiles and large walk in shower.

The white suite including toilet and sink finish the shower room.

**Garden**
Directly accessed via the drive way or patio doors from the main living space the garden has been thoughtfully landscaped.

A stone patio is framed with sleeper style flower beds provides an ideal alfresco dining area, being a superb extension of the entertaining space the garden then flows down onto the astroturf lawn area ideal for low maintenance garden lovers.

A gate to the bottom of the garden gives access to the parking for the home.

**Location**
The home is positioned in the highly regarded area of West Bridgford.

With superb local transport links providing easy access to the range of restaurants bars and shops the Avenue has to offer, as well as into Nottingham city centre the home is perfectly placed.

The property is comfortably in the catchment areas for both The West Bridgford School and Greythorn Primary.

**Disclaimer**
This property is owned by persons associated with a member of the LibertyGate team.
Fixtures and fittings other than those mentioned are to be agreed with the Seller.
All measurements are approximate and are taken using a laser tape.
Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

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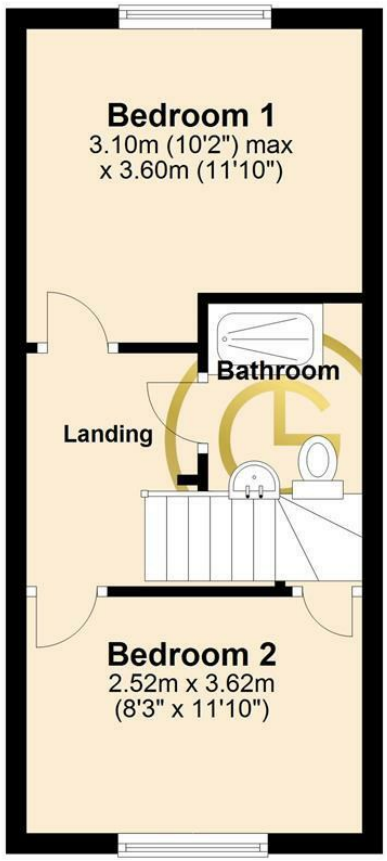
## Ground Floor

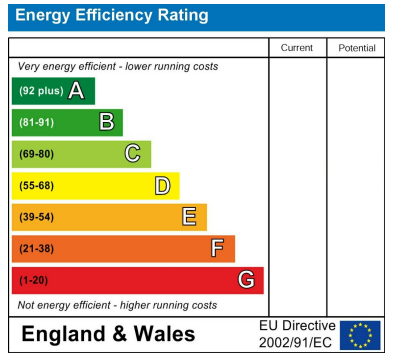
Approx. 26.7 sq. metres (287.5 sq. feet)

## First Floor

Approx. 26.3 sq. metres (283.0 sq. feet)




Total area: approx. 53.0 sq. metres (570.5 sq. feet)

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