Robert Ellis

look no further. . .

Poppy Close
West Bridgford, Nottingham NG2 7SW

A MODERN SIX BEDROOM DETACHED FAMILY HOME. NO UPWARD CHAIN.

Offers Over £850,000 Freehold

Situated on a commanding corner position is this modern and contemporary six bedroom detached family residence with accommodation over three floors. NO UPWARD CHAIN.

Built in 2015 by Jelson Homes, an East Midlands based family firm with over 130 years in the construction industry. This house has been finished to a particularly high standard and has been impeccably maintained by the current owners, coming to the market in a ready to move into condition.

With accommodation over three floors, the property offers a fantastic flexible space. Upon entering, you are welcomed by a large central hallway with feature staircase, there is a useful cloaks/WC and a study on this level, great for those looking to work from home. There is a through lounge/diner and a fully fitted dining kitchen with bi-fold doors opening to the rear garden. There is also a useful separate utility room.

Rising to the first floor, the galleried landing and staircase lead onto the second floor. To the first floor, there is the family bathroom and four double bedrooms, two of which are currently used as sitting rooms which shows the great flexible space this house has to offer. These could equally be used as home working spaces.

To the second floor is the guest double bedroom with en-suite shower room and the principal bedroom has an abundance of light with windows to three sides, a walk-in dressing room and en-suite shower room.

Positioned on a corner plot and set back from the road with attractive garden wall and railings, the property enjoys pleasant rear gardens with feature patio and lawns. A further feature of this property is the detached brick built double garage, previously the show office for the developer. The garage has electric roller door, plastered and insulated walls and ceiling, with a fitted kitchen unit. Currently used as a home gym but has great potential to be put to other uses.

Situated in this highly regarded residential suburb of West Bridgford, schools for all ages are within walking distance, as are local amenities, including the town centre of West Bridgford itself. For those who enjoy their sport, there is a number of open spaces, as well as being within walking distance of Trent Bridge Cricket Ground.

This remarkable property will tick the boxes for many growing family needs and we strongly recommend an internal viewing to fully appreciate the accommodation on offer.

ENTRANCE HALL
12'9" x 7'1" (3.9 x 2.18)
Staircase with feature oak and chrome trim balustrade which continues to the first and second floor landings. Radiator, understairs alcove, doors to living room, dining kitchen, study and cloaks/WC.

STUDY
9'8" x 6'5" (2.97 x 1.98)
Radiator, double glazed window to the front.

CLOAKS/WC
Incorporating a two piece suite comprising floating wash hand basin and low flush WC. Radiator.

LIVING ROOM
22'7" x 12'7" reducing to 10'7" (6.9 x 3.86 reducing to 3.25)
A versatile space currently used as a lounge/diner. Two radiators, double glazed window to the front, double glazed patio doors to the rear garden. Connecting door to dining kitchen.

DINING KITCHEN
19'2" x 9'4" (5.86 x 2.87)
The kitchen area comprises a comprehensive range of fitted wall, base and drawer units, with contrasting worktops and upstands. Inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, microwave and five ring gas hob with extractor hood over. American-style fridge/freezer, integrated dishwasher, radiator, double glazed window to the rear. Double glazed patio doors to the rear. Door to utility room.

UTILITY ROOM
5'10" x 6'0" (1.79 x 1.85)
Base cupboards with work surfacing and inset stainless steel sink unit with single drainer. Plumbing and space for washing machine, space for tumble dryer. Cupboard housing gas boiler, radiator, composite double glazed side exit door.

FIRST FLOOR LANDING
A galleried-style landing with radiator, double glazed window, built-in airing cupboard housing the pressurized hot water cylinder and stairs to the second floor.

BEDROOM THREE
11'1" x 12'7" (3.39 x 3.85)
Fitted wardrobes, radiator, double glazed window to the front.

BEDROOM FOUR
11'2" x 12'9" reducing to 10'8" (3.41 x 3.89 reducing to 3.27)
Radiator, double glazed window to the rear.

BEDROOM FIVE
11'1" x 9'9" (3.38 x 2.98)
Currently used as a sitting room with radiator, double glazed windows to the side and front.

BEDROOM SIX
11'1" x 9'8" (3.4 x 2.97)
Currently used as a snug with radiator, double glazed windows to the side and rear.

FAMILY BATHROOM
6'0" x 8'5" (1.83 x 2.57)
Three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with thermostatically controlled shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

SECOND FLOOR LANDING
Access to principal and guest bedrooms.

PRINCIPAL BEDROOM
22'8" x 13'7" reducing to 9'8" (6.92 x 4.16 reducing to 2.96)
A large and spacious principal bedroom with walk-in closet, two radiators, double glazed windows to the front, side and rear. Connecting door to dressing room.

DRESSING ROOM
10'5" x 3'9" to wardrobes (3.2 x 1.16 to wardrobes)
Fitted wardrobes to one wall with hanging rails and shelving, sliding door fronts with mirrors. Radiator, double glazed roof window. Connecting door to en-suite.

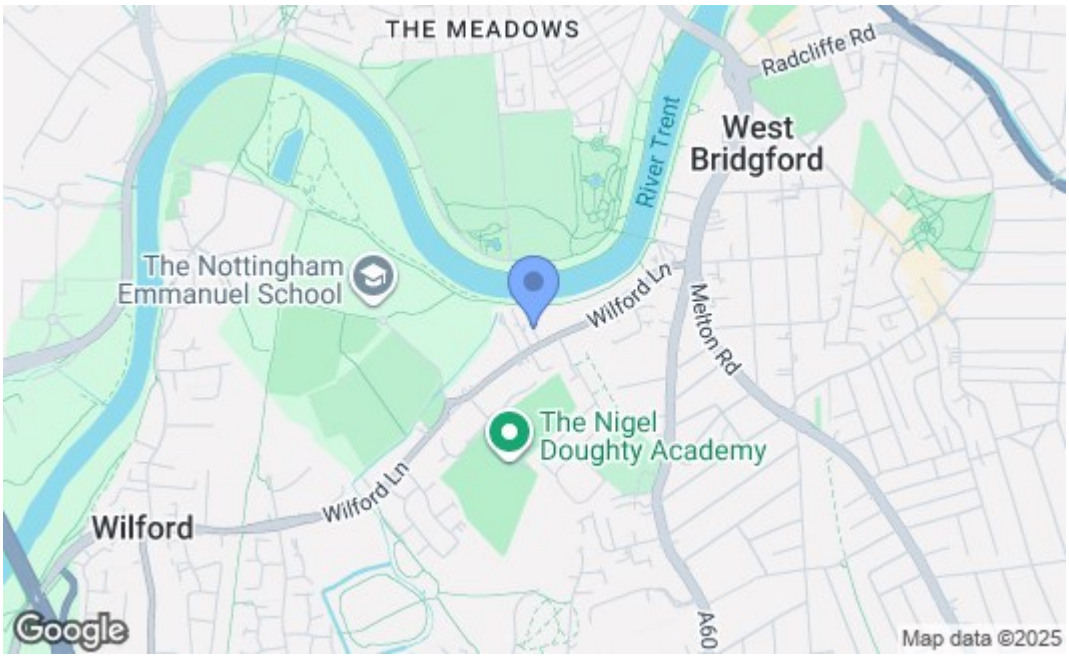
EN-SUITE
9'5" x 5'11" (2.88 x 1.81)
Three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower cubicle with thermostatically controlled shower. Tiled walls, heated towel rail, double glazed window.

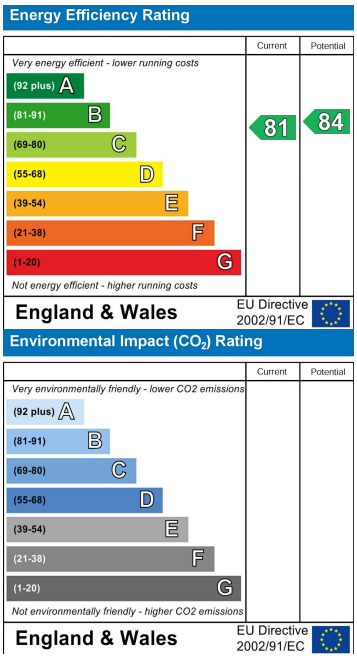
GUEST BEDROOM TWO
12'10" plus door recess x 12'8" (3.92 plus door recess x 3.87)
Radiator, double glazed window to the front. Door to en-suite.

EN-SUITE
Three piece suite comprising pedestal wash hand basin, low flush WC, walk-in shower cubicle with thermostatically controlled shower.

OUTSIDE
The property is situated on an enclosed garden plot with feature garden wall and wrought iron railings to the front and side. There is a front garden laid to lawn with maturing trees and evergreen shrubs. There are steps with glazed balustrade leading to the front door and a further garden area at the side with gently sloping pathway leading to the side entrance door which has wrought iron railings. A block paved driveway provides off-street parking for two vehicles side-by-side and leads to the garage. The rear garden is fenced and enclosed and offers "L" shaped section of garden laid to lawn. There is a large porcelain tiled terraced patio area to the rear elevation. There is a concealed area at the side with ornamental broken slate bed housing the garden shed. Maturing trees, outside light and external tap.

GARAGE
18'5" deep x 16'2" (5.62 deep x 4.95)
Finished with plastered and painted walls and ceiling, painted floor, electric roller up and over double door, kitchen-style units, wall and base cupboards, inset stainless steel sink unit and full height storage cupboard. Hatch to loft space, light and power, making this ideal for a range of uses. Currently used as a gym but could also be used as a home office, catering kitchen, etc.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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