

# Magpie Crescent, West Bridgford Nottingham NG2 7ZJ



## welcome to

## Magpie Crescent, West Bridgford Nottingham

William h Brown at West Bridgford are delighted to market this beautifully presented four bedroom semi-detached townhouse in the highly sought after location of West Bridgford. VIEWING IS HIGHLY RECOMMENDED!













#### **Entrance Hall**

As you enter into the beautifully presented bright hallway there is a cloakroom to left of the property and access to to the first floor, the kitchen/diner, w/c and the integral garage.

#### Kitchen/diner

17' 3" x 11' 7" (5.26m x 3.53m) To the ground floor at the rear of the property the kitchen/diner includes matching wall and base units, integrated fridge freezer, dishwasher, oven and washing machine. Bifold doors which access out on to the private enclosed garden.

#### **Downstairs W/c**

Situated on the ground floor a low level w/c and hand basin.

#### **Integral Garage**

Access to the garage via the ground floor which provides electrics.

#### Lounge

17' 2" x 13' 5" ( 5.23m x 4.09m ) To the first floor at the rear of the home the lounge provides a light cosy space.

#### **Bedroom One**

15' 3" x 12' 7" (  $4.65m\ x$  3.84m ) To the first floor there is a double bedroom with bespoke wardrobes.

#### Ensuite

Double walk in shower with hand basin and low level w/c.

#### **Bedroom Two**

14' 1" x 10' 1" (  $4.29m\ x\ 3.07m$  ) To the second floor a double bedroom with bespoke built in wardrobes.

#### Ensuite

Double walk in shower with hand basin and low level w/c.

#### **Bedroom Three**

12' 1" x 10' 1" (  $3.68m\ x\ 3.07m$  ) To the second floor a double bedroom.

#### **Bedroom Four**

10' 7" x 6' 10" ( 3.23m x 2.08m ) To the second floor currently being use an office which can provide the fourth single bedroom.

#### **Family Bathroom**

On the second floor there is a three piece bathroom suite which consists of a bath with overhead shower, low level w/c, hand basin and tiled flooring.

#### **Outside Space**

To the front of the home there is a driveway for two cars.

To the rear of the home there is a private enclosed south east facing rear garden with a patio and lawn area and access to the front of the property via the side gate.





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## Magpie Crescent, West Bridgford Nottingham

- **4 BEDROOMS SEMI-DETACHED TOWNHOUSE**
- THREE STOREY
- **TWO ENSUITES**
- COUNCIL TAX BAND E
- INTEGRAL GARAGE

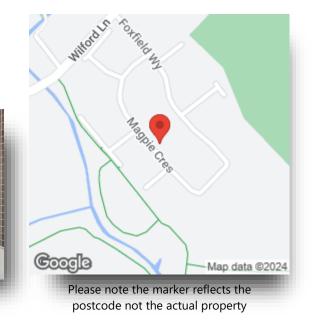
Tenure: Freehold EPC Rating: B

# £510,000





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Property Ref: WBF102924 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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