



Cranberry Close, West Bridgford NOTTINGHAM NG2 7TQ

welcome to

Cranberry Close, West Bridgford NOTTINGHAM

William H Brown in West Bridgford are delighted to present this beautiful four- bedroom detached house in the highly sought-after location of West Bridgford. The property has been maintained to a HIGH-STANDARD THROUGHOUT and is ready to move straight into.



Entrance Porch

A large porch with porcelain floor tiles - perfect for shoes and coats.

Entrance Hall

A large entrance hall with laminate flooring, radiator and access to first floor and ground floor rooms.

Living Room

A large lounge with a stunning fire place large bay window and radiator.

Dining Room

12' 8" x 10' 1" (3.86m x 3.07m)

An additional dining room a great space for hosting dinner parties with patio door leading to conservatory.

Kitchen

19' 6" x 9' 8" (5.94m x 2.95m)

A fantastic space to cook a family meal looking out on to the beautiful garden. Matching wall and base units with granite worktops, integrated appliances: double oven, larder style fridge, larger style freezer and plumbing for a washing machine.

Conservatory

13' 4" x 11' 8" (4.06m x 3.56m)

A fantastic room to relax which is mainly glass with vaulted glass roof, porcelain floor tiles and double door access to rear garden.

Downstairs W/c

Low level w/c, hand basin and radiator.

Landing

Storage cupboards.

Bedroom One

To the front of the home a double bedroom with two double floor to ceiling built in wardrobes and radiator.

Ensuite

Three piece suite with power shower cubicle, hand

basin, heated towel rail and low level w/c.

Bedroom Two

13' 8" x 10' 4" (4.17m x 3.15m)

To the front of the home a double bedroom with radiator.

Bedroom Three

11' x 8' 10" (3.35m x 2.69m)

To the rear of the home a double bedroom with double floor to ceiling built in wardrobe and radiator.

Bedroom Four

9' 8" x 7' 5" (2.95m x 2.26m)

To the rear of the home a double bedroom with double floor to ceiling built in wardrobe and radiator.

Family Bathroom

A three piece suite which consists of a bath with overhead power shower, hand basin, heated towel rail and low level w/c. Tiled walls and floors.

Outside Space

To the rear of the home you have a private enclosed rear garden with shed, patio and lawn area and side access to the front of the property.

To the front of the property there is a double garage and a block paved driveway for four cars.



view this property online williamhbrown.co.uk/Property/WBF102921



welcome to

Cranberry Close, West Bridgford NOTTINGHAM

- FOUR BEDROOMS DETACHED HOUSE
- COUNCIL TAX BAND D
- CLOSE TO AMENITIES AND TRANSPORT LINKS
- DOUBLE GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF102921



Property Ref:
WBF102921 - 0021

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01159 819828



westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West
Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk