



**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.



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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

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Property Ref:  
WBF102921 - 0022

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