



Burleigh Road, West Bridgford Nottingham NG2 6FP

welcome to

Burleigh Road, West Bridgford Nottingham

PROPERTY MUST BE VIEWED William H Brown are delighted to showcase this beautiful, four-bedroom, detached home for sale. Not only offering a substantial living space but also in the highly sought after location of West Bridgford.



Entrance Porch

You are welcomed into the home by an entrance porch which is a fantastic space for shoes and coats. The entrance porch provides access into the grand entrance hall.

Entrance Hall

The impressive entrance hall is an inviting space tastefully decorated in line with the rest of the home and including period features including high ceilings, original stained glass front door and oak floor. Stairs to the first floor.

Dining Room

14' 11" x 13' (4.55m x 3.96m)

To the front of the property a beautiful high ceiling, bay fronted double glazed window and a feature fireplace along with solid oak floor. This room is great for hosting dinner parties.

Living Room

13' 11" x 12' 11" (4.24m x 3.94m)

A space for you to retire to at the end of the day which boasts a lot of character, an open coal fire with laminate flooring. The living room opens into the beautiful conservatory, which provides a lovely view to the garden.

Conservatory

This impressive glass multipurpose conservatory fantastic for hosting guests or just for the outlook of the beautiful enclosed rear garden. The conservatory has double glazed windows and french doors and laminate flooring with access to the enclosed rear garden.

Kitchen

13' 6" x 17' 10" (4.11m x 5.44m)

This sizeable kitchen has matching wall and base units, freestanding appliances and integrated dishwasher with solid wood floor and tiled splash backs. Built in original storage cupboards and a Velux window. An under the stairs storage cupboard which is being used as a pantry is a great use of space.

Utility Room

5' 10" x 4' 4" (1.78m x 1.32m)

You have a base unit, work surfaces, shelving, sink and drainer with space for washing machine and tumble dryer. Velux window provides ample lighting and ventilation.

Bedroom/Snug

14' 5" x 8' 8" (4.39m x 2.64m)

Situated on the ground floor, this charming bright and airy double bedroom benefits from French doors providing access to the rear garden. Could be used as a self-contained studio.

Shower Room

An electric shower with hand basin, w/c and tiled flooring.

Landing

The original stain glass window at the top of the stairs which boasts character.

Bedroom One

14' 11" x 13' (4.55m x 3.96m)

Situated at the front of the property there is a double bedroom with large built-in wardrobe.

Bedroom Two

12' 11" x 13' 11" (3.94m x 4.24m)

To the rear of the property, you have another double bedroom with large built in wardrobe.

Bedroom Three

8' 11" x 10' 2" (2.72m x 3.10m)

To the front of the property another double bedroom with fitted wardrobe.

Family Bathroom

This four-piece suite consists of a bath, shower cubicle, hand basin and w/c. Fully wall and floor tiled and a wall mounted radiator.

Outside Space

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

cars and a single integral garage and a small border area.

The home opens on to a generous patio, perfect for relaxing and entertaining in those summer months, a large lawned area, with mature trees and planting. The rear garden is private and enclosed and a fantastic place to relax.



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Burleigh Road, West Bridgford Nottingham

- DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND D
- CONSERVATORY

Tenure: Freehold EPC Rating: D

£700,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103027 - 0007

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