

## **Regents Park Close, West Bridgford Nottingham NG2 7ES**



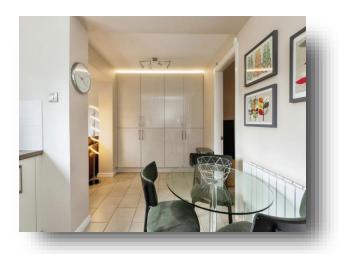
#### welcome to

### Regents Park Close, West Bridgford Nottingham

A beautifully presented 5-bedroom detached FAMILY HOME. Located in a sought-after area within the catchment of Good and Outstanding schools. Early internal viewing is strongly recommended to appreciate the space and accommodation on offer.













#### **Entrance Hall**

A welcoming entrance hall, with a UPVC front door, a radiator, under stairs storage and fitted with carpet.

#### Cloakroom

Comprising of a WC, a washbasin, a heated towel rail and is fully tiled.

#### Lounge Area

10' 7" x 15' 9" (  $3.23m \times 4.80m$  ) A bright and spacious lounge with an gas fire, radiator and fitted with carpet.

#### **Dining Area**

9' 6" x 8' 2" ( $2.90m \times 2.49m$ ) Through from the lounge, with patio doors out to the rear garden. Fitted with carpet and a radiator.

#### **Snug Room**

7' 6" x 15' 9" (  $2.29m \times 4.80m$  ) A front aspect room opening into the kitchen. Fitted with carpet and a radiator.

#### Garden Room

7' 6" x 9' 6" ( 2.29m x 2.90m ) Off the kitchen. With patio doors out to the rear garden. Tiled flooring and a radiator.

#### Kitchen

15' 4" max x 9' 4" max ( 4.67m max x 2.84m max ) A recently refitted kitchen with integrated floor to ceiling fridge and freezer, a dishwasher, a washing machine, a gas hob and electric double oven. Fitted with matching base and eye level units.

#### Landing

Fitted with carpet and allows access to all rooms onto the first floor.

#### Bedroom 1

10' 9" max x 15' 1" max ( 3.28m max x 4.60m max ) A large front aspect bedroom with fitted sliding wardrobes and carpet.

#### Bedroom 2

10' 9" max x 10' 2" max ( 3.28m max x 3.10m max ) A double room overlooking the rear of the property, with fitted carpet and a radiator.

#### Bedroom 3

14' 8" max x 7' 6" ( 4.47m max x 2.29m ) A double bedroom sitting at the front of the property, with fitted carpet and a radiator.

#### En Suite

Comprising of a shower, a WC, a washbasin and a heated towel rail.

#### Bedroom 4

9' 2" x 7' 5" (  $2.79m\ x\ 2.26m$  ) A rear aspect single bedroom, with fitted carpet and a radiator.

#### Bedroom 5

9' 5" max x 8' 2" ( 2.87m max x 2.49m ) A front aspect single bedroom or study. Fitted with built-on storage, carpet and a radiator.

#### Family Bathroom

A fully tiled bathroom with a bath, a shower cubicle, a WC and a washbasin.

#### Outside

To the front of the property is a small lawn garden with a double driveway. At the rear of the property is an enclosed garden with a patio, lawn, raised flower bed, and two sheds.





#### welcome to

# Regents Park Close, West Bridgford Nottingham

- 5 BEDROOM DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- RECENTLY FITTED KITCHEN
- EXTENDED
- EN SUITE

Tenure: Freehold EPC Rating: C

offers in excess of

£525,000



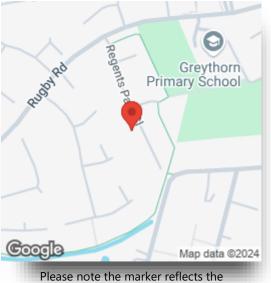


#### view this property online williamhbrown.co.uk/Property/WBF103188



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postcode not the actual property

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