









# welcome to

# **Bowscale Close, West Bridgford Nottingham**

William h brown have pleasure offering this excellent four-bedroom detached house, perfectly situated down a quiet cul-de-sac location on the outskirts of West Bridgford. CALL US NOW TO ENQUIRE!













#### **Entrance Hall**

Door to front aspect, radiator, understair cupboard

#### Cloakroom

WC, wash hand basin, radiator, window to front aspect.

# **Living Room**

15' 11" x 13' 1" ( 4.85m x 3.99m )

French doors to rear garden, window to rear aspect, electric fireplace, television point, two radiators

### **Dining Room**

9' 6" x 8' 10" ( 2.90m x 2.69m ) Window to rear aspect, radiator.

#### Kitchen

10' 9" x 8' 10" ( 3.28m x 2.69m )

Fitted with wall and base units, with work surfaces above, electric oven, gas hob with extractor above, integral fridge/freezer, dishwasher, 1 1/2 bowl sink, window to front aspect, door to Utility Room

# **Utility Room**

8' 10" x 5' 2" ( 2.69m x 1.57m )

Fitted with wall and base units, single bowl sink, plumbing for washing machine, boiler, door to side aspect

# Landing

Airing cupboard, loft access, radiator, window to side aspect.

#### **Bedroom One**

13' 4" x 9' 1" ( 4.06m x 2.77m )

Built in wardrobes, radiator, two windows to front aspect, door to Ensuite

#### **Ensuite**

WC, wash hand basin, shower cubicle, partly tiles walls, extractor fan

# **Bedroom Two**

14' 6" Max x 9' 7" ( 4.42m Max x 2.92m ) Built in wardrobe, radiator, window to rear aspect, door to Ensuite.

#### **Ensuite**

WC, wash hand basin, shower cubicle, partly tiles walls, extractor fan

#### **Bedroom Three**

10' x 7' 1" ( 3.05m x 2.16m ) Window to rear aspect, radiator

#### **Bedroom Four**

8' 2" plus recess x 7' 9" ( 2.49m plus recess x 2.36m ) Window to rear aspect, radiator

#### **Bathroom**

WC, wash hand basin, bath with mixer taps, partly tiled walls, extractor fan, window to side aspect

#### External

A small lawned garden laid to lawn adjacent a driveway, providing parking for a minimum of two vehicles. A single garage with power and lighting facilities.

The rear garden is landscaped for low maintenance, with raised flowerbeds and sleepers,





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- FOUR BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY ROOM
- TWO ENSUITES
- GARAGE AND DRIVEWAY

Tenure: Freehold EPC Rating: C Council Tax Band: E

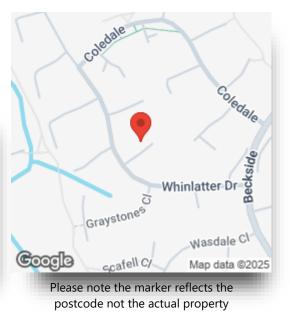
offers in excess of

£450,000









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