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DavidJames
the estate agent

Westhouse Road, Bestwood Village, Nottingham, NG6 8ZQ

Guide Price £375,000

About This Property



We are delighted to present this immaculately-presented modern detached family home which must be viewed to be fully appreciated! Constructed by Langridge Homes, this property benefits from the remaining new-build warranty and sits on the edge of open countryside - perfectly positioned to take full advantage of the nearby Mill Lakes and the stunning Bestwood Country Park.

Upon entering, you're greeted by a welcoming hallway which has feature panelling, a door to the cloakroom/WC and direct access to the integral garage. The living room is an inviting space, highlighted by a box window to the front. The heart of this home is the superb open-plan dining kitchen, complete with French doors that lead out to the garden, creating a seamless indoor-outdoor living experience. The kitchen is equipped with air-conditioning as well as a range of integrated appliances including an electric oven, gas hob with extractor, dishwasher, and fridge/freezer. Additional spaces are thoughtfully provided for a freestanding washing machine and tumble dryer.

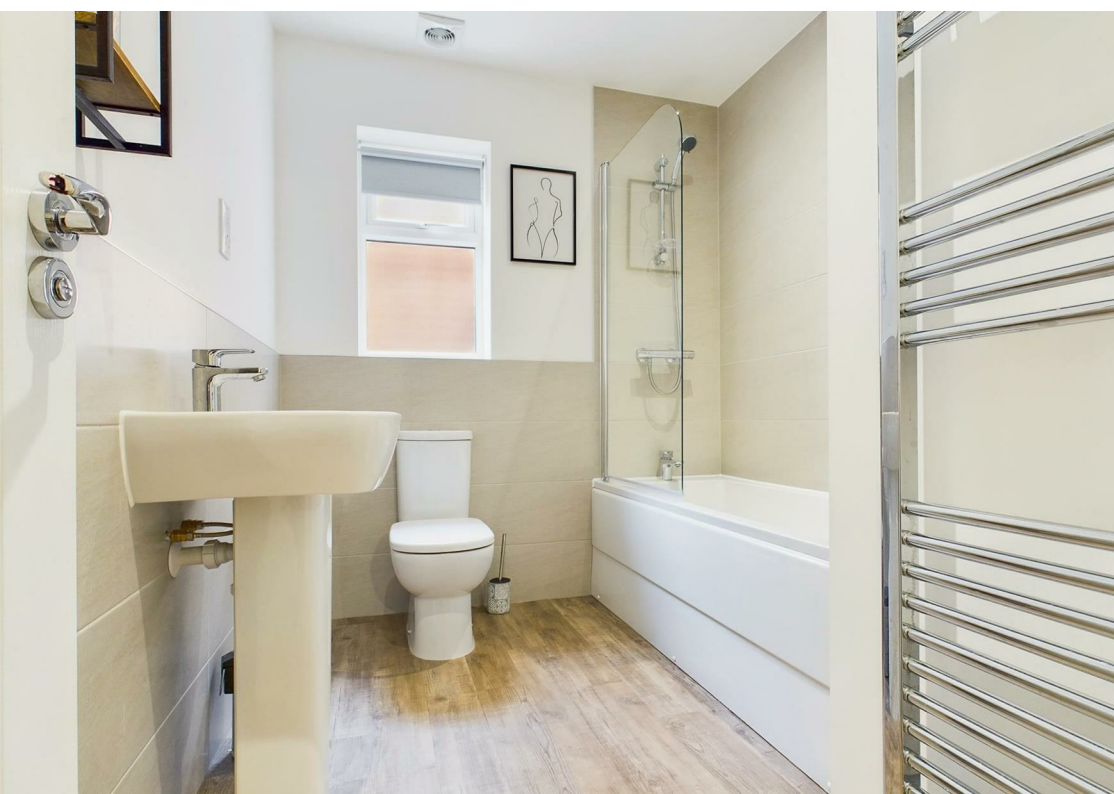
Upstairs, four spacious double bedrooms await, with the main bedroom boasting a modern en-suite shower room. The second bedroom is enhanced with air-conditioning and enjoys views over the open green at the front which sets the property back from the road. A family bathroom equipped with a three-piece suite and a towel radiator serves the remaining bedrooms.

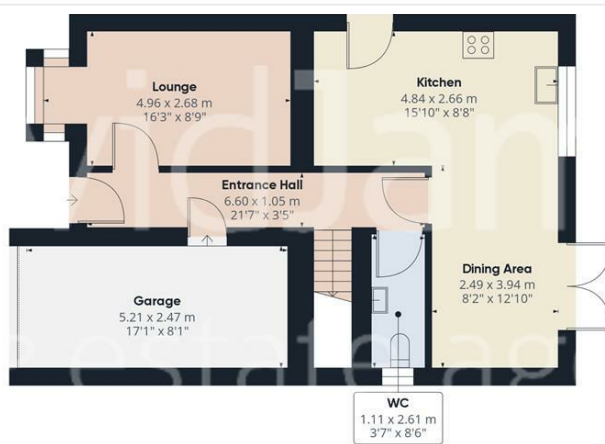
This home is replete with thoughtful touches, such as dual-zone control for the gas central heating system, a loft space with boarding for storage and of course the externally-vented air conditioning system, offering both cooling and heating functions.

Outside, the property features an enclosed lawned garden with a charming patio area, perfect for relaxation and entertaining. Parking is amply provided by a driveway and garage, further complemented by an EV charging point, ensuring modern conveniences are well catered for.

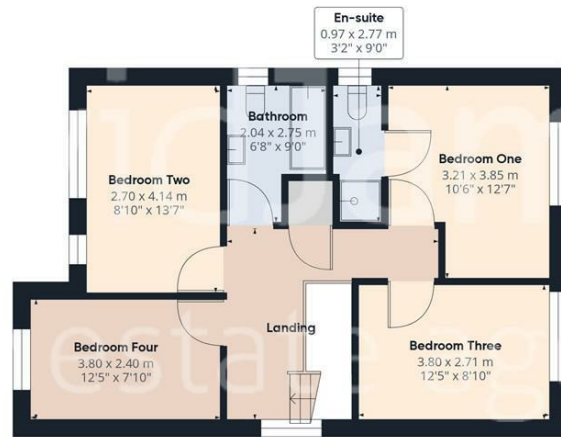
- Immaculately-presented detached family home
- The benefit of the remaining new-build warranty
- On the fringe of open countryside and a short walk from Bestwood Country Park
- Welcoming entrance hall with cloakroom/WC
- Inviting lounge with feature box window
- Superb open plan dining kitchen with air-conditioning
- Four double bedrooms (main bedroom with en-suite shower room and bedroom two with air-conditioning)
- Modern family bathroom with three-piece white suite and a towel radiator
- Enclosed lawned rear garden with a feature patio seating area
- Integral garage, driveway and EV charging point







Floor 0



Floor 1

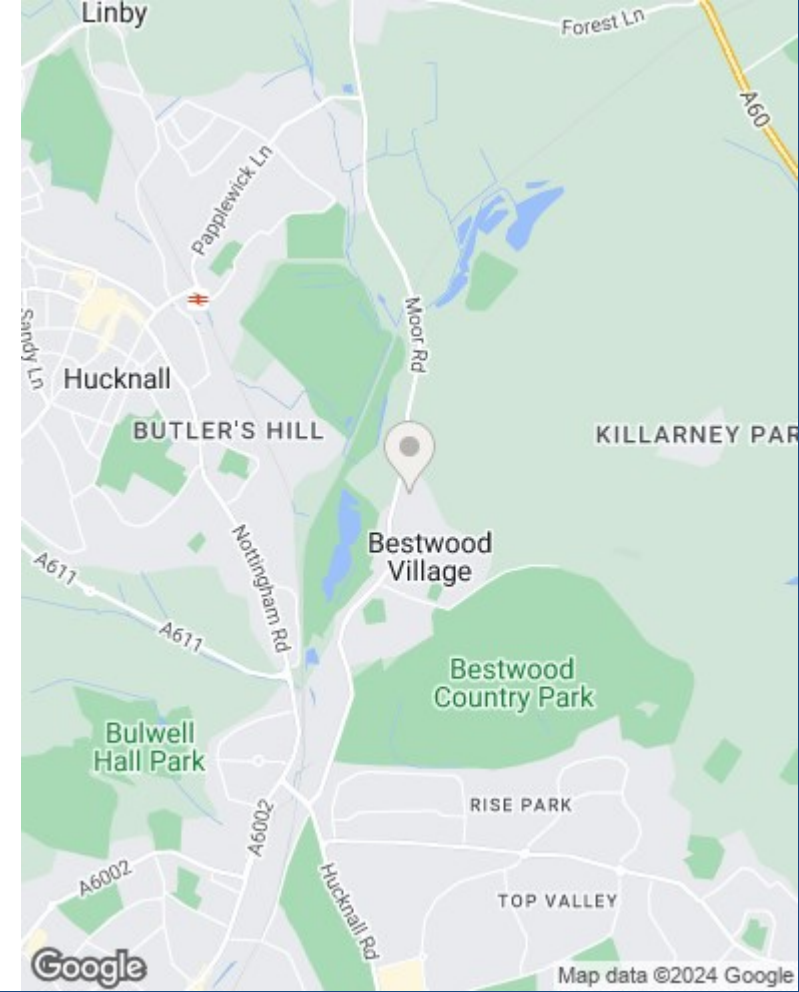


Approximate total area⁽¹⁾
120.68 m²
1298.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: E
Gedling Borough Council
Freehold

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