

**K A T I E
H O M E S**

Flat 1, 59 Crosby Road, West Bridgford, Nottingham, Nottinghamshire, NG2 5GG

Guide Price £300,000

Flat 1, 59 Crosby Road, West Bridgford, Nottingham, Nottinghamshire, NG2 5GG

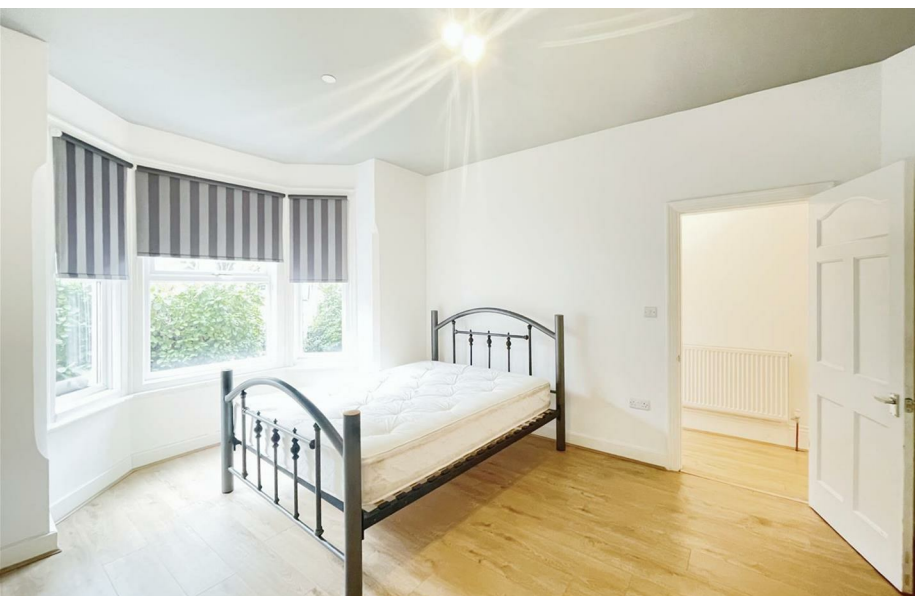


GUIDE PRICE £300,000

NO UPWARD CHAIN

Spacious two bedroom, two bathroom newly renovated flat with an outdoor area near the centre of West Bridgford.





- RENOVATED KEEPING ORIGINAL FEATURES
- TWO DOUBLE BEDROOMS
- TWO EN-SUITES
- MODERN KITCHEN / DINER
- CONVERTED BASEMENT
- OUTDOOR AREA
- WALKING DISTANCE TO 'THE AVENUE'





OVERVIEW

We are delighted to present this beautiful Maisonette in good condition to the market. This property boasts a spacious open-plan reception room with high ceilings, creating a bright and airy atmosphere throughout. The modern kitchen, complete with modern appliances and a dining space, is perfect for preparing meals and entertaining guests.

With two double bedrooms, this Maisonette is ideal for families and couples alike.

Both bedrooms come with en-suite bathrooms, featuring rain showers and heated towel rails, ensuring a luxurious and comfortable experience.

Downstairs, the basement offers two storage rooms that can be easily transformed into games rooms or utilized for various purposes. Additionally, a convenient WC and sink are also included on the basement level.

Situated in a peaceful location, this property benefits from the close proximity of nearby schools, local amenities, and green spaces, providing a harmonious blend of convenience and tranquility. Moreover, nearby parks offer great opportunities for outdoor activities and enjoying nature.

With a desirable EPC rating of D and a council tax band B, this Maisonette is both energy efficient and cost-effective.

Don't miss this opportunity to make this Maisonette your dream home.

Call us now to arrange a viewing and discover more about the features and benefits of this exceptional property.

KITCHEN / DINER

62'0"

Modern kitchen/ diner with all integrated figures and fittings

LOUNGE

41'4"

Airy lounge leading to the rear bedroom from one side and to the open kitchen/ diner and basement to the other

BEDROOM ONE

42'11"

The main bedroom has been tastefully decorated along with the retained bay window and chimney breast. There is also an en-suite shower room with rain shower.

EN-SUITE ONE

En-suite shower room, with walk-in in shower cubical with rainfall shower, sink and WC

BEDROOM TWO

37'4"

The rear bedroom is a light room thanks to both a large window and glass panelled door leading to a private garden. Not only does the room benefit from an en-suite bathroom but also has a walk in wardrobe.

EN-SUITE TWO

44'3"

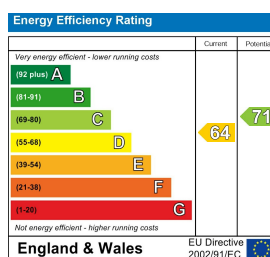
En-suite bathroom, consisting of a three-piece suite including a bath with rainfall shower over, sink and WC.

BASEMENT

There are two rooms in this space, suitable for a games room, study room, dressing room, etc. Further to that there is a separate WC and sink.

OUTDOORS

This home also benefits from a courtyard which is accessed from the rear of the property, also you can access via the front of a home via a secure gate.





HAPPIER HOME HUNTING



TEL: 0115 837 7375

EMAIL: VIEWINGS@KATIEHOMES.CO.UK

WEB: WWW.KATIEHOMES.CO.UK

ADDRESS: 76 DERBY ROAD, NOTTINGHAM, NG1 5FD