

HoldenCopley

PREPARE TO BE MOVED

Parkstone Close, West Bridgford, Nottinghamshire NG2 7UW

Guide Price £375,000

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LOCATION, LOCATION, LOCATION...
GUIDE PRICE - £375,000 - £400,000

Welcome to this three-bedroom detached house, nestled in the heart of a highly sought-after location that epitomises luxury living. As you step into the property, the ground floor welcomes you with a charming porch, leading into a bay-fronted living room that exudes warmth and sophistication. The heart of the home lies in the well-appointed, fitted kitchen/diner, a space designed to cater to culinary enthusiasts and provide a delightful setting for family meals. Adjacent to the kitchen is a light-filled conservatory, perfect for enjoying the changing seasons. Completing the ground floor layout is a utility room, offering convenience in household chores, a dedicated study providing an ideal workspace and a well-placed W/C for added practicality. The thoughtful design ensures every inch of space is utilised to enhance the overall living experience. Ascending to the first floor, you'll discover three generously sized bedrooms, each offering a tranquil retreat for rest and relaxation. The stylish three-piece bathroom suite adds a touch of luxury, creating a spa-like atmosphere for unwinding after a long day. Stepping outside, the property boasts a private driveway and a garage, ensuring ample off-road parking and storage space. The well-maintained garden, enclosed for privacy, provides a serene outdoor sanctuary where you can enjoy al fresco dining, entertain guests or simply bask in the beauty of your surroundings. Located in the sought-after area of West Bridgford, this property benefits from being within close proximity to a range of local amenities, including schools, shops and parks. With excellent transport links and easy access to nearby towns and cities, this location offers the perfect blend of suburban tranquillity and urban convenience.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay-Fronted Living Room
- Fitted Kitchen/Diner With A Separate Utility Room
- Conservatory
- Stylish Three-Piece Bathroom Suite
- Driveway & Garage For Storage
- Private Enclosed Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has carpeted flooring, a wall-mounted heater and a single door providing access into the accommodation

Living Room

15'2" x 17'8" (4.63m x 5.40m)

The living room has carpeted flooring, a feature fireplace with a decorative surround, a TV point, a radiator and a UPVC double glazed bay window to the front elevation

Kitchen/Diner

15'2" x 11'3" (4.64m x 3.45m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, space for a fridge freezer, space and plumbing for a dishwasher, a breakfast bar with seating for three, a radiator, tiled splashback, recessed spotlights, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the conservatory

Conservatory

9'5" x 16'6" (2.88m x 5.03m)

The conservatory has a radiator, recessed spotlights, a large roof lantern, a UPVC double glazed window surround and UPVC double French doors providing access to the rear garden

Utility Room

4'7" x 8'4" (1.40m x 2.56m)

The utility room has a fitted wall unit, a worktop, space and plumbing for a washing machine and tumble dryer, a radiator, a UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden

Study

8'9" x 8'4" (2.67m x 2.55m)

The study has carpeted flooring, a radiator and a single UPVC door providing access to the side elevation

W/C

5'2" x 2'11" (1.60m x 0.90m)

This space has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, tiled splashback, a radiator and a UPVC double glazed obscure window to the rear elevation

FIRST FLOOR

Landing

8'8" x 8'5" (2.65m x 2.57m)

The landing has carpeted flooring, a radiator, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

9'5" x 10'4" (2.89m x 3.17m)

The main bedroom has carpeted flooring, an in-built wardrobe, an in-built storage cupboard, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Two

10'4" x 11'10" (3.15m x 3.63m)

The second bedroom has carpeted flooring, an in-built storage cupboard, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

6'6" x 9'0" (2.00m x 2.75m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bathroom

7'9" x 5'5" (2.37m x 1.67m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin with a drawer unit and a stainless steel mixer tap, a panelled bath with a wall-mounted shower fixture, a shower screen, a heated towel rail, partially tiled walls, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Front

To the front of the property is a lawn, a driveway with access to the garage providing ample off-road parking and gated side access to the rear garden

Garage

8'6" x 7'7" (2.60m x 2.33m)

The garage has a wall-mounted boiler, an up-and-over door providing access and provides ample storage space

Rear

To the rear of the property is a private enclosed garden with a lawn, a decked seating area, a block paved area, a shed, an outdoor tap, a range of plants and shrubs and panelled fencing

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

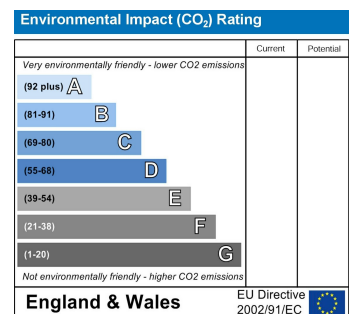
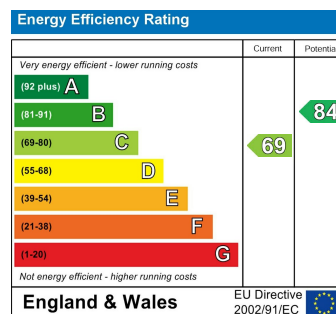
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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