



Magpie Crescent
West Bridgford, Nottingham NG2 7ZJ

£510,000

A BEAUTIFULLY PRESENTED FOUR
BEDROOM, SEMI-DETACHED TOWNHOUSE
SITUATED IN WEST BRIDGFORD,
NOTTINGHAM.



**** DO NOT MISS OUT ** FAMILY HOME ** SOUGHT AFTER LOCATION ****

Robert Ellis Estate Agents are delighted to market this beautifully presented FOUR bedroom semi-detached townhouse situated in the sought after location of the Linden homes development in West Bridgford. This home is still under the 10 year warranty with NHBC!

The house briefly comprises of: entrance hall, downstairs WC, kitchen/dining and integral garage. The first floor offers a lounge and a main bedroom with an en-suite. The second floor has two double bedrooms one with ensuite, a single bedroom and family bathroom. The property also benefits from a single integral garage, driveway and a private enclosed rear garden.

This semi-detached townhouse has excellent transport links very nearby including train station, as well as being just a short walk into West Bridgford and Nottingham City Centre. The property is situated in a highly sought after location of West Bridgford, hosting a range of bars, eateries and shops. Fantastic for school catchments areas which include West Bridgford, Beckett and Emmanuel Secondary school and Greythorn drive Primary school.

An early viewing on this home is highly recommended to appreciate the accommodation on offer.



Front of Property

To the front of the home there is a driveway for two cars.

Entrance Hallway

As you enter into the beautifully presented bright hallway there is a cloakroom to left of the property and access to to the first floor, the kitchen/diner, w/c and the integral garage.

Kitchen / Diner

17'3" x 11'6" approx (5.26m x 3.53m approx)
To the ground floor at the rear of the property the kitchen/diner includes matching wall and base units, integrated fridge freezer, dishwasher, oven and washing machine. Bifold doors which access out on to the private enclosed garden.

Ground Floor WC

Situated on the ground floor a low level w/c and hand basin.

First Floor Landing

Lounge

17'1" x 13'5" approx (5.23m x 4.09m approx)
To the first floor at the rear of the home the lounge provides a light cosy space.

Bedroom 1

15'3" x 12'7" approx (4.65m x 3.84m approx)
To the first floor there is a double bedroom with bespoke wardrobes.

En-Suite Shower Room

Double walk in shower with hand basin and low level w/c.

Second Floor Landing

Bedroom 2

14'0" x 10'0" approx (4.29m x 3.07m approx)
To the second floor a double bedroom with bespoke built in wardrobes.

En-Suite Shower Room

Double walk in shower with hand basin and low level w/c.

Bedroom 3

12'0" x 10'0" approx (3.68m x 3.07m approx)
To the second floor a double bedroom.

Bedroom 4

10'7" x 6'9" approx (3.23m x 2.08m approx)
To the second floor currently being use an office which can provide the fourth single bedroom

Family Bathroom

On the second floor there is a three piece bathroom suite which consists of a bath with over head shower, low level w/c, hand basin and tiled flooring.

Garage

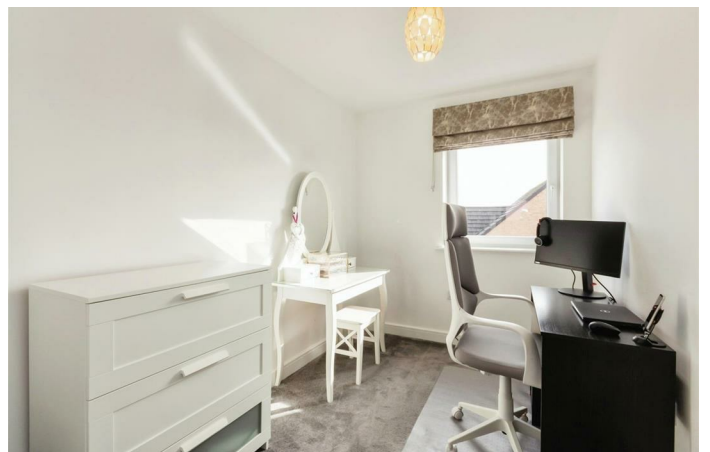
Access to the garage via the ground floor which provides electrics

Rear of Property

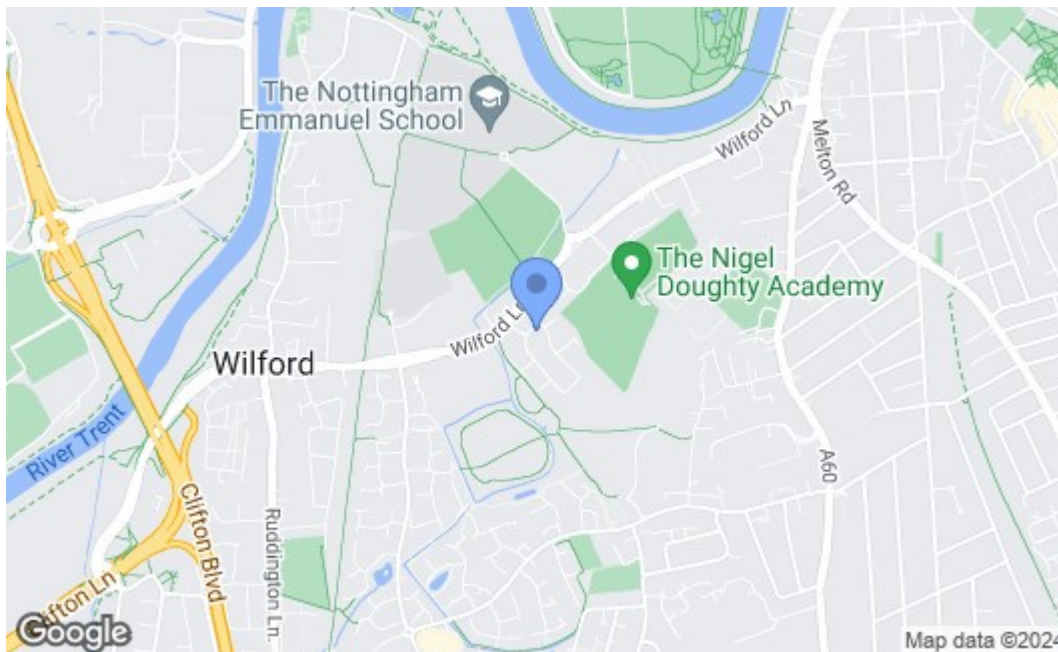
To the rear of the home there is a private enclosed south east facing rear garden with a patio and lawn area and access to the front of the property via the side gate.

Council Tax

Local Authority Rushcliffe
Council Tax band E



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.