

Holdings

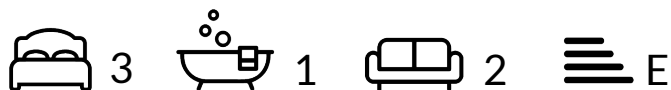
A Modern Estate Agent



35 Waddington Drive

West Bridgford, Nottingham, NG2 7GT

Offers over £475,000



This extended detached property boasts the winning combination of indoor and outdoor space whilst being beautifully presented throughout with many desirable features being on a generous plot and tastefully presented throughout.



Situated in the sought after residential location of West Bridgford, which is host to a wide range of excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to The West Bridgford School and more.

To the ground floor of the property is an entrance hall, a bay fronted living room, a stunning open plan living kitchen and a ground floor WC. To the first floor of the property are three bedrooms and a family bathroom. Outside to the front of the property is a driveway to provide off road parking and side access into the garage, to the rear is a private landscaped garden with a lawn and patio area - ideal for hosting during the warmer months. Double gates from the rear open up onto additional driveway spacing.

Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation and a ground floor w/c. The Lounge is complete with a feature bay fronted window and focal fireplace - making a great space for all the family to relax and enjoy.

The heart of this home is the stunning open plan living kitchen which houses space for a large dining area and additional living space. The kitchen is complete with a stunning feature island, integrated oven and hob, integrated dishwasher, Belfast style sink and doors to the rear garden from the side and rear.

Ascend onto the first floor and you will find three well sized bedrooms and the family bathroom. The family bathroom has been refitted with a stunning four piece suite comprising of a bath, separate shower, wash hand basin and w/c.

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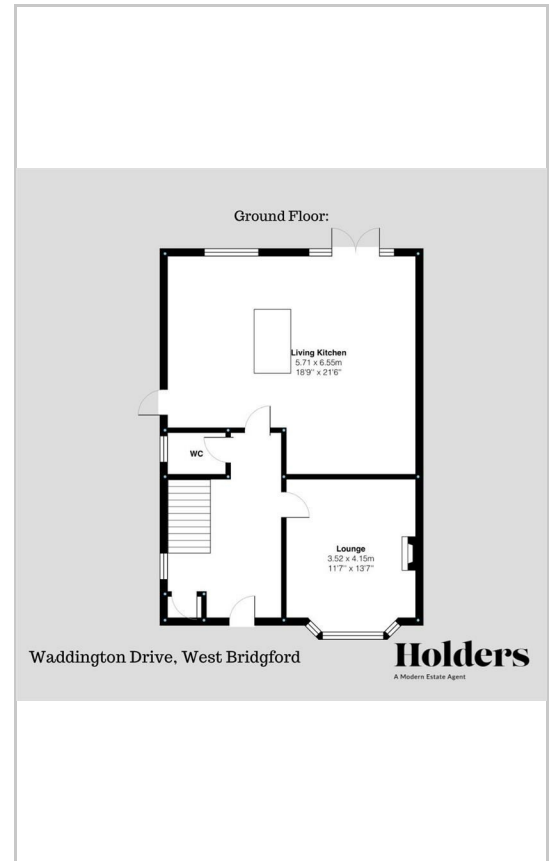
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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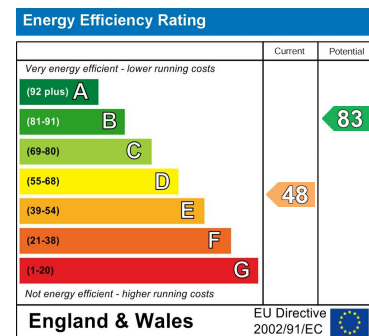
Area Map



Floor Plans



Energy Efficiency Graph



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