



Woodpecker Close, West Bridgford, Nottinghamshire NG2 7YX

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**£1,200 PCM**

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## LOCATION, LOCATION, LOCATION...

This attractive two-bedroom semi-detached home is located in a popular and well-regarded area, offering excellent access to local amenities and transport links. Ready to move into straight away, the property is ideal for professionals, couples or small families. On the ground floor, the entrance hall leads to a convenient downstairs W/C and opens through to a spacious open-plan living kitchen. This bright and airy space features modern fittings and double French doors that open directly onto the rear garden, making it ideal for everyday living and entertaining. Upstairs, there are two generously sized double bedrooms and a stylish three-piece bathroom suite. Outside, the front of the property offers a driveway for off-street parking and gated access to the rear. The rear garden is designed to be low-maintenance and includes a patio area, gravelled section, raised wooden planters, and fenced boundaries for added privacy.

AVAILABLE NOW...





- Semi Detached House
- Two Double Bedrooms
- Spacious Open Plan Living
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Driveway
- Enclosed Rear Grden
- Sought After Location
- 360 Virtual Tour
- Available Now











GROUND FLOOR

Entrance Hall

16'3" x 6'4" (max) (4.96m x 1.94m (max))  
The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a built-in cupboard, and a composite door providing access to the accommodation

W/C

5'6" x 2'10" (1.70m x 0.87m)  
This space has a low-level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring

Open Plan Living

27'10" x 13'6" (max) (8.49m x 4.12m (max))  
The open-plan kitchen has a range of fitted base and wall units, a stainless steel one-and-a-half bowl sink with a mixer tap and drainer, an integrated oven with a gas ring hob and extractor fan, an integrated fridge freezer, dishwasher, and washing machine. There is also a radiator, recessed spotlights, wood-effect flooring, a UPVC double glazed window to the front elevation, and open access to the living area.  
The living area includes a UPVC double glazed window to the rear elevation, a radiator, a TV point, space for a dining table, wood-effect flooring, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

7'0" x 5'10" (max) (2.15m x 1.78m (max))  
The landing has a UPVC double glazed window to the side elevation, carpeted flooring, a built-in cupboard, a radiator, loft access, and access to the first-floor accommodation

Bedroom One

13'6" x 9'9" (max) (4.13m x 2.98m (max))  
The first bedroom has a UPVC double-glazed window facing the rear, a radiator, a TV point, and carpeted flooring

Bedroom Two

13'6" x 10'4" (max) (4.11m x 3.15m (max))  
The second bedroom has two UPVC double-glazed windows the front elevation, a radiator, and carpeted flooring

Bathroom

7'0" x 6'3" (2.15m x 1.92m )  
The bathroom has a low-level flush WC, a wall-mounted wash basin, a panelled bath with a wall-mounted handheld shower and screen, a chrome heated towel rail, recessed spotlights, partially tiled walls and wood-effect flooring

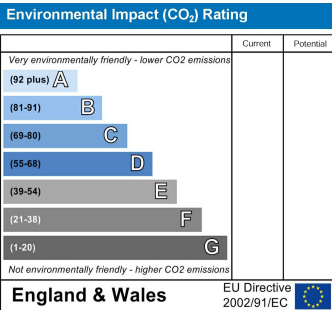
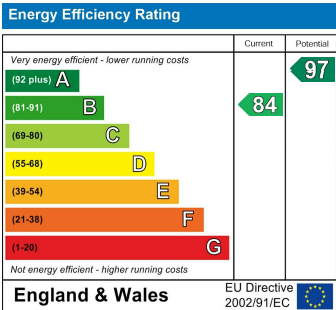
OUTSIDE

Front

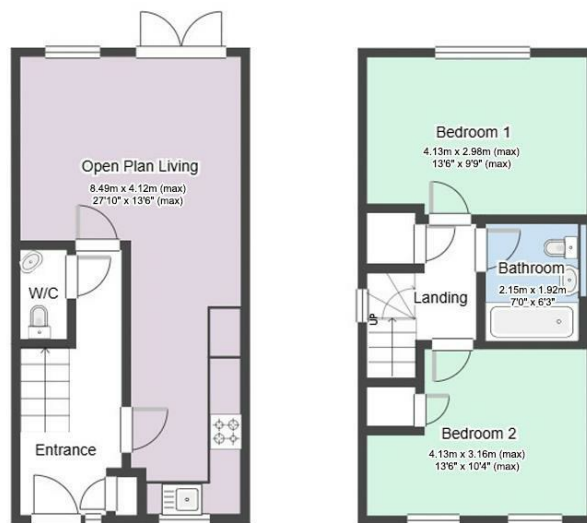
To the front of the property is a driveway, and gated access to the rear garden.

Rear

To the rear of the property is a low-maintenance garden with a patio area, a gravelled area, raised wooden planters, and a fence panelled boundary.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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