



9 Mardale Close

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WEST BRIDGFORD

# 9 MARDALE CLOSE

West Bridgford, Nottingham, NG2 6SW

Built in the mid-1990s, this two-bedroom semi-detached home offers comfortable and spacious accommodation ideally suited for first-time buyers, downsizers or those seeking a well-located village property. Positioned in a peaceful residential setting, the home boasts generous living space across the ground floor, including a sitting room, a breakfast kitchen and a large conservatory at the rear. The first floor offers two bedrooms, including a primary suite with ensuite shower room, and a family bathroom. Outside, the property benefits from a private rear garden and a tandem driveway to the side providing off-road parking for two vehicles. The property also has a electric car charging point installed. With a combination of practical layout and inviting living space, this home offers both comfort and convenience.









The front door opens into a welcoming hallway with stairs rising directly ahead to the first floor and space for hanging coats.

The sitting room, located at the front of the property, is a well-proportioned space with a window overlooking the front garden, providing natural light throughout the day. A door to the rear of the room leads into the kitchen.

The kitchen offers a generous range of wood-effect base and wall units, providing plentiful storage and preparation space. Laminate worktops and tiled splashbacks add to the functional design. Integrated appliances include a Cordialle single oven and a Creda four-ring gas hob with extractor fan above. There is space for an under-counter washing machine and a freestanding fridge freezer. A single bowl stainless steel sink with mixer tap and draining board is positioned beneath the rear window, offering views into the conservatory and out to the garden beyond. The kitchen also accommodates a breakfast table and features a large understairs cupboard for additional storage.

From the kitchen, sliding glass doors open into an expansive conservatory that spans the full width of the house. With wood-effect flooring and patio doors opening onto the rear garden, as well as a side door giving direct access to the driveway, this superb space functions as a bright and versatile second reception room. A low-level wash hand basin is positioned in the corner.





## and so to bed...

Stairs rise from the hall to the first-floor landing, which provides access to two bedrooms and the family bathroom. A loft hatch allows access to a carpeted loft space, which offers standing room and valuable additional storage.

The primary bedroom is a spacious double room located at the front of the property. It benefits from fitted wardrobes and a private ensuite shower room, comprising a corner shower, wash hand basin, WC and distinctive feature flooring.

The second bedroom sits to the rear of the house, enjoying views over the garden. It is a generous single room, also with fitted wardrobes, making it a perfect guest room, nursery or home office.

The family bathroom completes the first-floor accommodation, featuring a bath with handheld shower attachment, wash hand basin, WC and coordinating feature flooring.





## gardens

Externally, the property is approached via a path across a lawned front garden. To the side, a tandem driveway offers off-street parking for two vehicles. At the end of the drive is a large storage shed, ideal for bikes or garden equipment.

A gate from the driveway provides direct access into the rear garden, which is a lovely and private outdoor space. Predominantly laid to lawn, it is bordered by mature planting and includes a striking palm tree. A paved seating area offers the perfect spot for outdoor dining or relaxation. A second garden shed, located in the rear garden provides further useful external storage.



## local amenities

Located just on the outskirts of West Bridgford, the property benefits from a wide range of shops, cafes and bars and easy access to Nottingham city centre. There is also high-grade schooling at both primary and secondary levels within easy reach.

The property has easy access to the A52 providing access to a wide range of both local and regional centres. The A52 provides access to the A46 Fosse Way leading North to Newark (quick rail link to London Kings Cross) and South to Leicester and the M1 (J21a) whilst the A52 itself provides direct access to Grantham and the A1 trunk road in the east and Derby in the West.



## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combi boiler. None of the services or appliances have been tested by the agent.

## fixtures & fittings

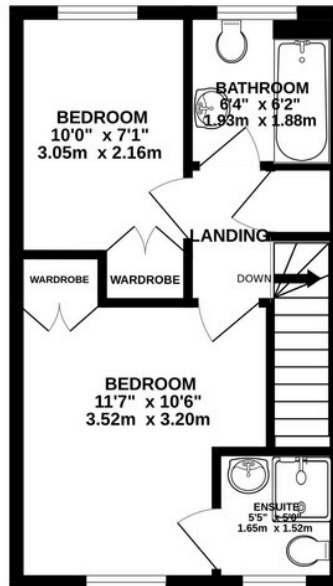
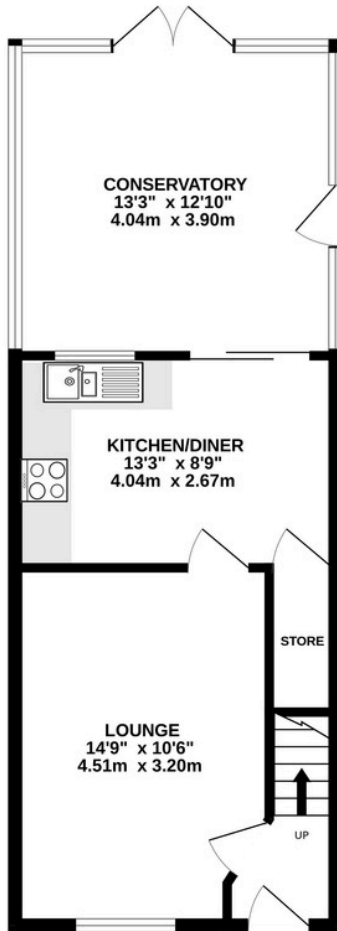
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.





# floorplan

Approximate Gross Internal Area: 73.5 sq m / 791 sq ft



**Tenure:** Freehold  
**Possession:** Vacant possession upon completion.

**EPC rating:** 72 | C  
**EPC potential:** 88 | B

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** C

**Plans:** The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.