



22 Purbeck Drive, West Bridgford,
Nottingham, NG2 7UA

Guide Price £500,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Guide Price £500,000 - £550,000
- Immaculately Appointed Throughout
- 2 Reception Rooms
- 4 Good Bedrooms
- Block Paved Driveway, Twin Garage
- A Spacious Detached House
- Modern Fitted Kitchen
- Useful Utility, G.F W/C
- Bathroom Plus En Suite
- Attractive Landscaped Gardens

* GUIDE PRICE: £500,000 - £550,000 *

A superb opportunity to purchase this immaculately appointed detached home, occupying a popular and convenient location and offering spacious, well-proportioned accommodation throughout.

The property offers an excellent level of accommodation, ideal for families and in brief comprising: a welcoming entrance hall with useful storage, and large double aspect lounge/diner with French doors onto the rear garden and a 2nd and versatile reception room, currently used as a dining room. The modern breakfast kitchen is fitted with a range of contemporary style units and has an arch into a useful utility room. There is a ground floor W/C then to the 1st floor, 4 good bedrooms, a 4-piece bathroom and an en suite to Bedroom 1.

The delightful plot has been landscaped to include attractive block paving to the front of the twin garages whilst the rear garden is a particular feature and includes paved patio seating areas, a shaped lawn and well-stocked beds.

Must view!

ACCOMMODATION

A composite entrance door leads into the entrance porch.

ENTRANCE PORCH

Having an oak and glazed door into the reception hall.

RECEPTION HALL

A spacious and welcoming entrance hall with a central heating radiator and thermostat, stairs rising to the first floor, a useful built-in storage cupboard with coat hooks and doors to rooms including a personal door into the garage.

BREAKFAST KITCHEN

A superbly fitted breakfast kitchen, fitted with a range of contemporary style handleless base and wall cabinets with underlighting, rolled edge worktops, tiled splashbacks, an inset composite single drainer sink with mixer tap and a range of built-in appliances including a four burner gas hob with concealed extractor hood over, an eye level double oven and space for further appliances beneath the worktops. There is a fitted breakfast bar, a central heating

radiator, a uPVC double glazed window overlooking the rear garden and an archway into the utility room.

UTILITY ROOM

A useful utility room with a central heating radiator and a uPVC double glazed obscured door to the side. Fitted with a base unit and rolled edge worktop with tiled splashbacks and an inset stainless steel sink plus space beneath for appliances including plumbing for a washing machine and plumbing for a dishwasher. A freestanding Bosch dishwasher is included in the sale.

LOUNGE DINER

A large L shaped dual aspect lounge diner with dado rail, two central heating radiators, a uPVC double glazed window overlooking the rear garden and uPVC double glazed doors to a patio at the side. The focal point of the room is a contemporary style marble fireplace with electric log effect fire.

SITTING ROOM

A second and versatile reception room currently used as a dining room and having a central heating radiator and a uPVC double glazed window to the front aspect.

GROUND FLOOR W/C

Fitted in white including a dual flush toilet and a vanity wash basin with mixer tap and cupboards below. There is a central heating radiator, tiling for splashbacks and a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR LANDING

A large galleried first floor landing with a central heating radiator, access hatch to the roof space and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above.

BEDROOM ONE

A generously proportioned double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, two built-in double wardrobes and a fitted dressing table plus a door into the en-suite.

EN-SUITE SHOWER ROOM

Fitted in white with a dual flush toilet, a pedestal wash basin with mixer tap and a shower enclosure with a Triton electric shower. There is tiling for splashbacks, a central heating radiator, electric shaver point and an extractor fan.

BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a useful built-in double wardrobe.

BEDROOM THREE

Currently used as a home office and including a range of fitted furniture incorporating wardrobes, bookcase, shelving and drawers plus a slide-out computer desk. There is a central heating radiator and a uPVC double glazed window to the front aspect.

BEDROOM FOUR

With a central heating radiator, a uPVC double glazed window to the front aspect and useful built-in double wardrobes.

FAMILY BATHROOM

A spacious five piece family bathroom fitted in white with a dual flush toilet and a vanity wash basin with mixer tap and storage cupboards below. There is a large dual ended bath with a central mixer tap, a bidet and a separate shower enclosure with glazed door and electric shower. Central heating radiator, electric shaver point and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY & GARAGING

An attractive herringbone block paved driveway stands to the front of the plot providing parking and leading to the double integral garage, two up and over doors and a personal door into the hallway.

GARDENS

The property occupies an attractive landscaped plot including a well stocked planted bed to the front and timber gated access at the side leading to the rear garden which is fully enclosed with timber panelled fencing and includes attractive paved patio seating areas, well stocked beds and borders, a shaped lawn and a small timber shed.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

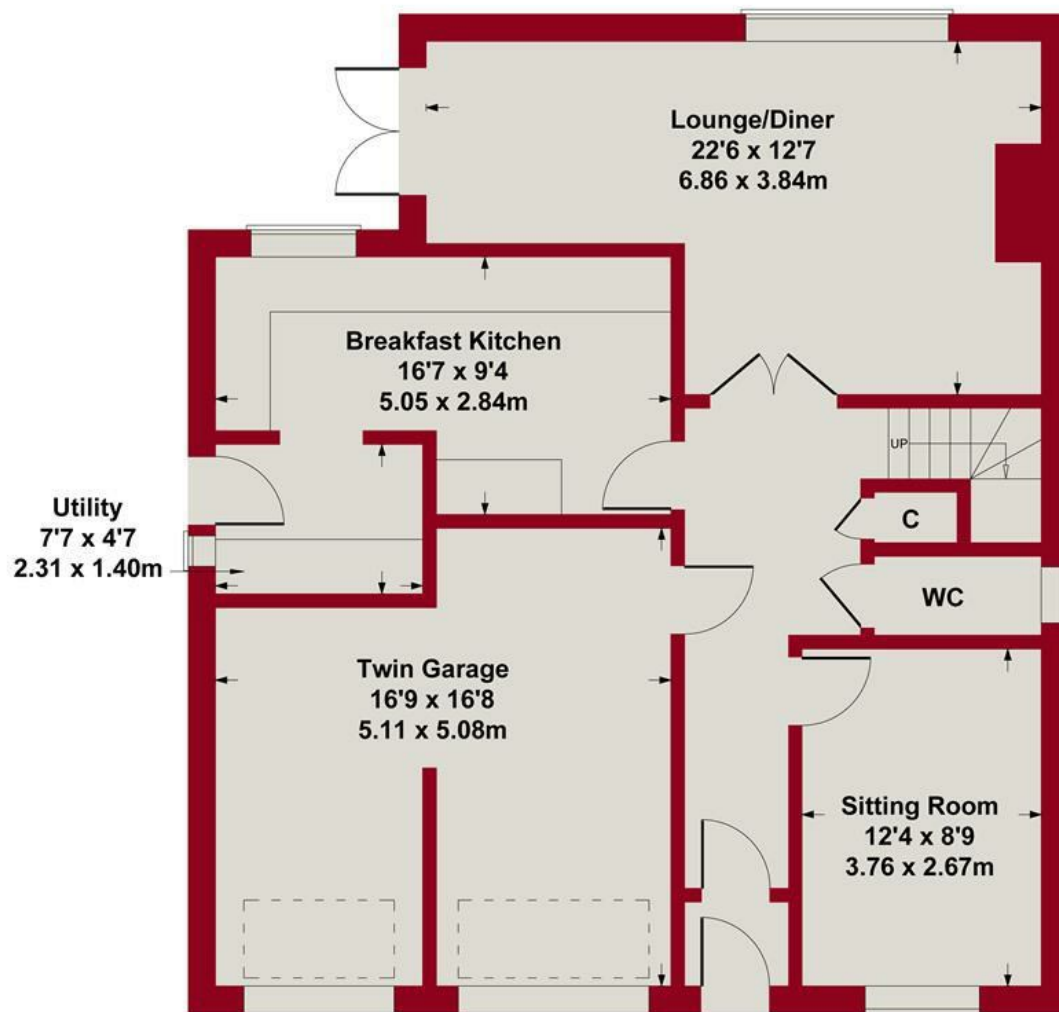




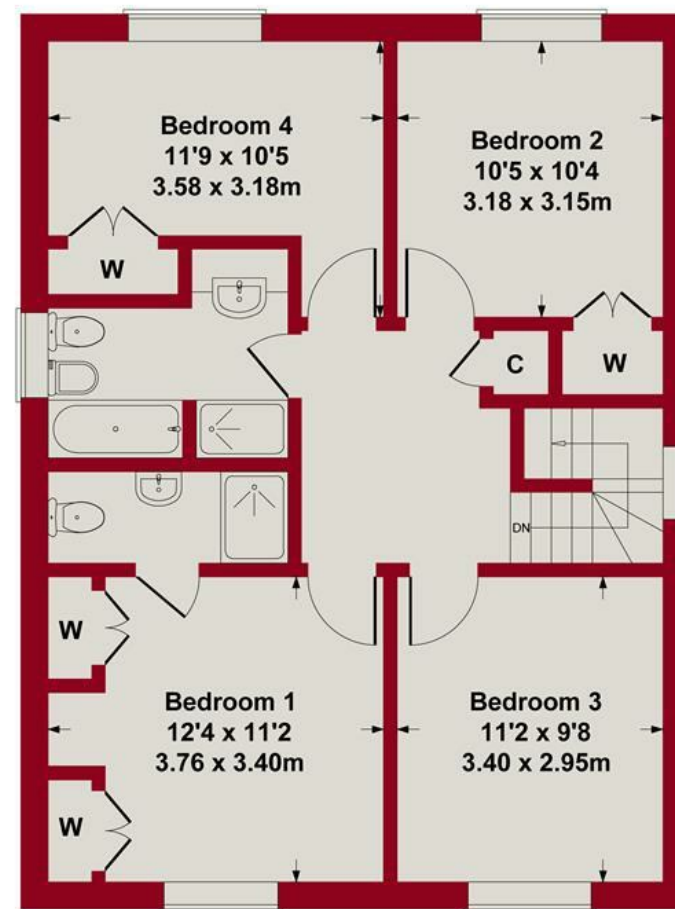




Approximate Gross Internal Area
1,675 sq ft - 156 sq m



GROUND FLOOR



FIRST FLOOR

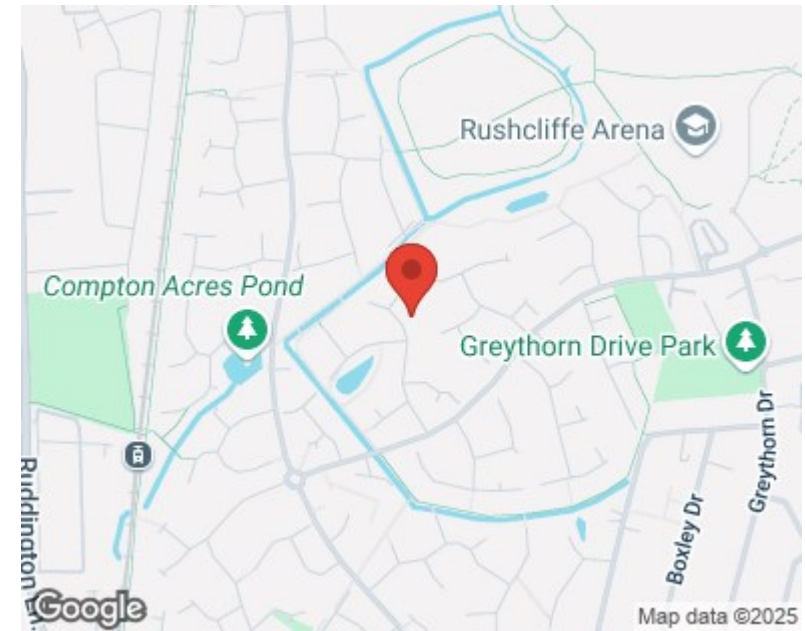
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
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



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