



17 Summer Drive,
West Bridgford, NG2 7YJ

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GUIDE PRICE £600,000 - £620,000

Built in 2019, this detached family home provides accommodation arranged over three floors which includes a lounge, a playroom/snug, a breakfast kitchen with a range of integrated appliances, plus a utility room, and a cloakroom/wc on the ground floor, four bedrooms (one en-suite), and a recently refurbished bathroom on the first floor, plus two further bedrooms (one en-suite), and a further study on the second floor.

Benefiting from gas central heating, double glazing, and the remaining years of the original NHBC, the property has an enclosed garden to the rear, further gardens to the front, plus a driveway and single garage providing off road parking.

Situated in the sought after South Nottinghamshire suburb of West Bridgford, the property is within easy reach of excellent local facilities including highly regarded primary and secondary schools, shops, restaurants, parks, and sporting venues. Transport networks by road and tram, provide access to Nottingham city centre.

Viewing is essential.

Guide Price £600,000





ACCOMMODATION

The entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and doors open into the lounge, the breakfast kitchen, and the useful playroom/snug.

The spacious lounge has a feature fireplace, and wooden flooring. The fitted breakfast kitchen has a range of integrated appliances including a dishwasher, a fridge, a double oven, and a gas hob. There is tiled flooring, and French doors opening to the garden. The ground floor accommodation is completed by a utility room which houses the boiler, and a cloakroom/wc.

From the first floor landing, stairs rise to the second floor, and doors gives access to the recently refurbished family bathroom, and four bedrooms (master with an en-suite shower room).

On reaching the second floor, the landing provides access to two further bedrooms (one with an en-suite shower room), and a study.

OUTSIDE

At the front of the property there is an open plan garden, laid mainly to lawn, with shrub beds, and a pathway to the entrance door. There is pedestrian gated access to the rear garden.

The driveway provides off road parking, and in turn gives access to the SINGLE GARAGE.

There is a fully enclosed garden to the rear of the property which includes a patio seating area, decked seating area, and an artificial lawn. The garden is also home to a SUMMER HOUSE.

Service Charge

An annual service charge of £115.00 is payable, for the upkeep of the communal lawned areas on the development.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount payable 2023/2024 £2,801.72.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



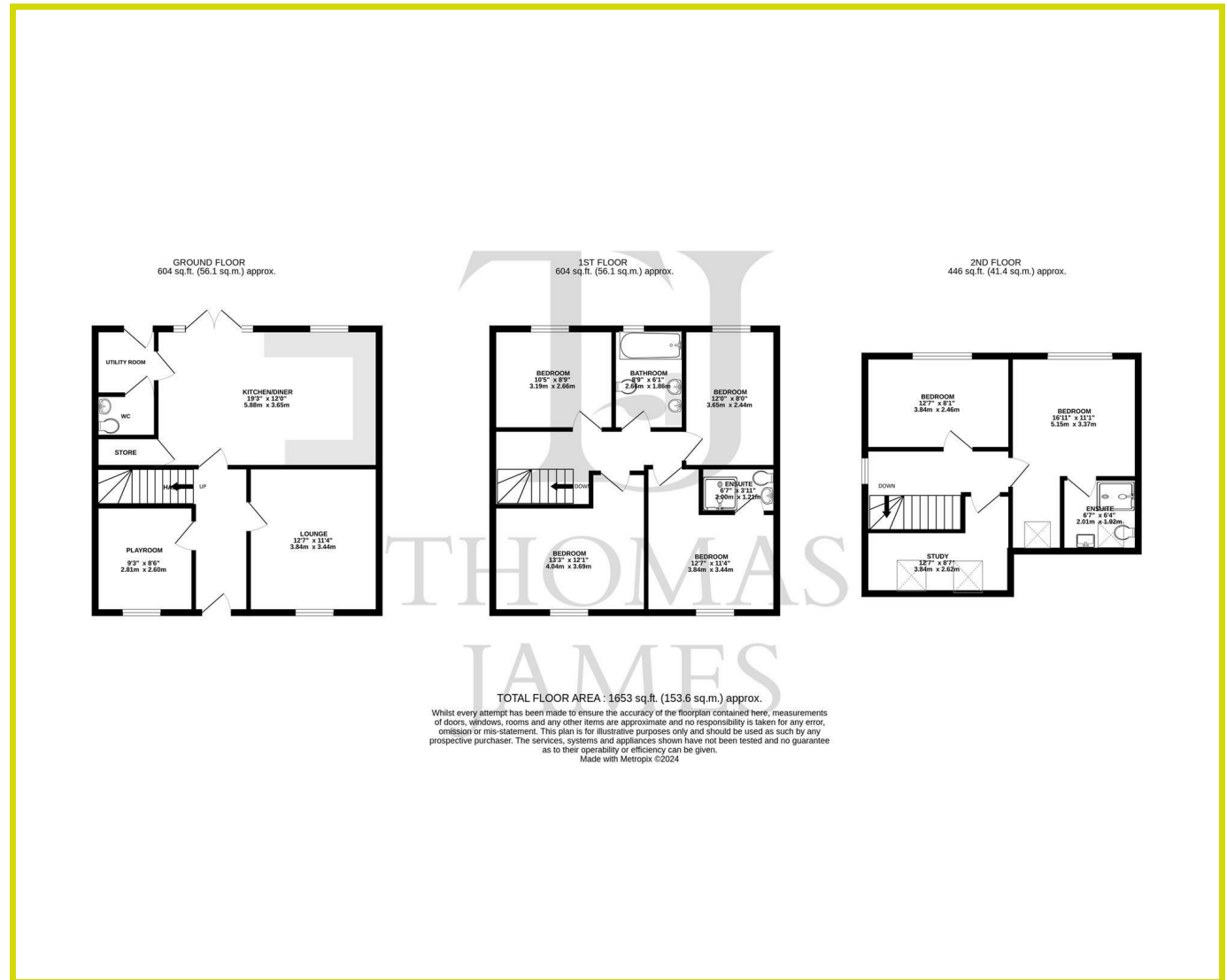
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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	



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