



1 Sutherland Drive,  
West Bridgford, NG2 7BX

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\*\*\*\* IMPRESSIVE AND VERSATILE PLOT \*\*\*\*

This detached bungalow occupies an impressive plot which offers the exciting development potential to extend the existing property, or to build another dwelling within the grounds. (Subject to gaining the relevant consents and planning permission).

The property provides gas centrally heated accommodation including an entrance porch, a reception hall, a lounge with French doors opening to the rear garden, a study area, a dining room, a fitted kitchen, a utility/boiler room, two bedrooms, a five piece bathroom suite, and a separate guest wc.

Set behind electric gates, the property enjoys privately enclosed gardens to three sides which include seating areas, lawns, planted borders, mature shrubs, and established trees. A driveway and larger than average double garage provide 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 and parks. Transport networks by road and tram, provide access to Nottingham city centre.

Viewing is essential.

## Offers Around £800,000



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## Directions

Sutherland Drive can be located off Boundary Road, from Melton Road, West Bridgford.

## ACCOMMODATION

### UPVC Double Glazed Entrance Door

Opening to the:-

### Entrance Porch

Ceiling light point, tiled flooring, SINGLE GLAZED ENTRANCE DOOR opening to the:-

### Reception Hall

Parquet flooring, radiator, coving to the ceiling, three ceiling light points.

### Guest WC

Fitted with a low flush wc, and a wall mounted wash hand basin.

Window to the side elevation, tiled flooring, part tiling to the walls, wall mounted medicine cabinet, wall mounted mirror, ceiling light point.

### Lounge / Reception Room

Radiator, coving to the ceiling, ceiling light with fan, wall light points, gas fire set in a marble surround, shelved alcove, double doors opening to the study area, and French doors with windows to both sides opening to the rear garden.

### Study Area

Windows to the front, side and rear elevations, radiator, ceiling light point, access to the:-

### Dining Room

Window to the rear elevation, feature stained glass

window to the side elevation, ceiling light point, coving to the ceiling, radiator part glazed door to the:-

### Kitchen

Fitted with a range of wall, display, drawer and base units, under cabinet lighting, roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, built-in appliances include a fridge, a freezer, Dishwasher, a Stoves double oven, and a four ring Stoves gas hob with an extractor hood over.

Window to the rear elevation, radiator, ceiling spot lights, tiled flooring, door opening to the rear garden, door to the:-

### Utility / Boiler Room

Ceiling light point, tiled flooring, Baxi central heating boiler, door opening to the side.

### Family Bathroom

Fully tiled and fitted with a five piece suite comprising a low flush wc, a bidet, a corner bath with a shower attachment and a mixer tap over, a separate shower cubicle, and a wash hand basin.

Ceiling spot lights, heated towel rail, wall mounted medicine cabinet.

### Bedroom Two

Two windows to the side elevation, radiator, ceiling light point, coving to the ceiling, tiled flooring.

### Bedroom One

Two windows to the side elevation, radiator, ceiling light point, coving to the ceiling, tiled flooring.





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## OUTSIDE

The property occupies a good size plot with walled gardens to three sides. There is electric gated access to a pathway to the entrance door, and gated access to the rear.

The gardens include a block paved patio seating area, lawned areas, a covered patio seating area, a variety of established trees including fruit trees, plus mature shrubs, and planted borders. There are two storage sheds, external lighting and an external tap.

Double electric gates also lead to the DOUBLE GARAGE.

## Double Garage

Of slightly larger than average size, with an external light, an up and over door, three windows, and a pedestrian door opening to the garden.

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,931.81.

## Referral Arrangement Note

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## DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

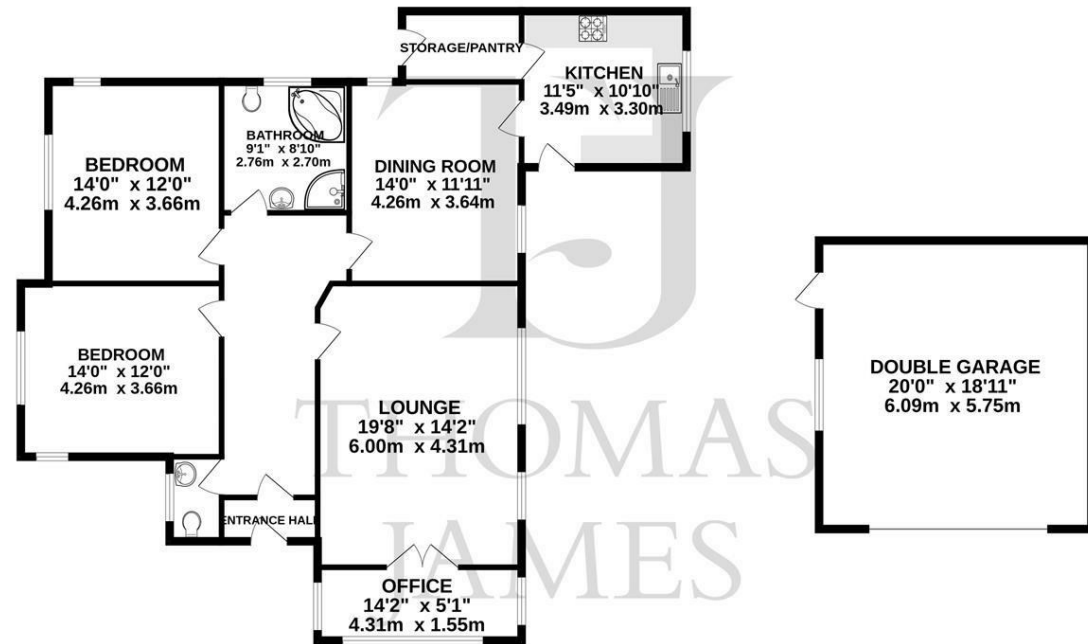
## MONEY LAUNDERING

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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			
England & Wales	EU Directive 2002/91/EC	67	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

## GROUND FLOOR 1657 sq.ft. (153.9 sq.m.) approx.



TOTAL FLOOR AREA: 1657 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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