



14 Melford Hall Drive,  
West Bridgford, NG2 7SP



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This semi detached family home provides accommodation arranged over two floors including; an entrance hallway, a lounge, and a kitchen/diner on the ground floor, with the first floor landing giving access to three bedrooms (one with built in wardrobes), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a low maintenance garden to the rear, a further garden to the front, plus a tarmac driveway and detached single garage providing off road parking for a number of vehicles.

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

Viewing is recommended.

Guide Price £299,000







## ACCOMMODATION

The UPVC entrance door (with an obscure glazed panel), opens to the entrance hallway. The entrance hallway has a ceiling light point, a radiator, wooden laminate floor, stairs off to the first floor, and access into the lounge.

The lounge has a double glazed window to the front, a radiator, a ceiling light point, a gas fire, wooden laminate flooring, an under stairs storage cupboard, and access to the kitchen/diner.

The dining area has a ceiling light point, a radiator, a double glazed window to the rear, and an open archway to the kitchen area where there is a range of wall and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine space for a fridge/freezer, plus an integrated oven and hob. There is a double glazed window to the rear, tiled effect vinyl floor covering, a ceiling light point, and a double glazed door opening to the rear garden.

On reaching the first floor, the landing has a double glazed window to the side, a ceiling light point, and doors into three bedrooms and the family bathroom.

The family bathroom has a bath with a MIRA Sport electric shower over, a wash hand basin, and a low flush wc. There is an obscure double glazed window to the rear, tiling to the walls, a ceiling light point, and a radiator.

Bedroom one has a double glazed window to the rear, a ceiling light point, a radiator, and built in wardrobes with sliding doors.

Bedroom two has a double glazed window to the front, a ceiling light point, a radiator, and a loft access hatch.

Finally, bedroom three has a double glazed window to the front, a ceiling light point, and a radiator.

## OUTSIDE

At the front of the property there is a gravelled bed for plants, and access to the entrance door.

The tarmac driveway at the side provides off road parking, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door, a ceiling light point, power points, a single glazed window to the rear, and a wooden pedestrian door to the side).

The low maintenance rear garden includes two patio seating areas, a block paved area, a lawned area, and mature shrub borders.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,235.09.

## Referral Arrangement Note

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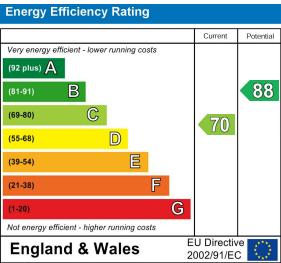


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